CITY OF SAN BERNARDINO
2013-2021 HOUSING ELEMENT

DRAFT

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CITY OF SAN BERNARDINO
COMMUNITY DEVELOPMENT DEPARTMENT
300 NORTH "D" STREET
SAN BERNARDINO, CA 92418

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Chapter 3. Housing

INTRODUCTION

Purpose

The Housing Element of the General Plan establishes the City's strategy for conservation, preservation, and construction of housing to meet the needs of existing and future residents. This Housing Element sets forth the goals, policies, and programs that will guide City decision-making in matters relating to housing for the planning period extending from adoption through October 1, 2021. As required by State law, the Housing Element evaluates resident, household, and housing unit characteristics; current and expected resources; and potential constraints to housing development.

Consistency with State Law

The contents of the Housing Element are mandated by Section 65580 through 65589 of the State Government Code. In accordance with State law, the Housing Element is to be consistent and compatible with other General Plan Elements. This consistency provides for clear policy and direction for making decisions pertaining to zoning, subdivision approval, housing allocations, and capital improvements.

Government Code Section 65583 requires the Housing Element to include the following components:

- A review of the previous element's goals, policies, programs, and objectives to ascertain the effectiveness of each of these components, as well as of the overall effectiveness of the Housing Element.
- An assessment of housing needs and an inventory of resources and constraints relevant to meeting these needs.
- An analysis and program for preserving assisted housing developments.

- A statement of community goals, quantified objectives, and policies relative to the maintenance, preservation, improvement, and development of housing.
- A program that sets forth a schedule of actions during the planning period, each with a timeline, that the City is undertaking, or intends to undertake, in implementing the policies and achieve the goals and objectives set forth in the Housing Element.

The data used for informing the Housing Element were obtained from a variety of resources, including the U.S. Census Bureau (2010 Census), which provides consistent demographic characteristics that are widely accepted. The American Community Survey (ACS) is an additional feature offered by the U.S. Census, and includes one-year, three-year, and five-year estimates on population and demographic characteristics. Because the five-year estimates draw from a larger sample size and are therefore more accurate, where that data are available over other ACS estimates, the five-year estimate is used in this document. Other sources include the California Department of Finance (DOF) yearly estimates of housing units, households, and population; and the Southern California Association of Governments (SCAG) regional estimates and projections. The Housing Element also draws from information contained in the 2005-2009 Comprehensive Housing Affordability Strategy (CHAS), which is based on special tabulations from sample Census data for the U.S. Department of Housing and Urban Development (HUD) and provides information about households based on income level. In CHAS data, the number of households in each category often deviates slightly from 100 percent due to extrapolations to the total household level. Because of this, interpretations of CHAS data should focus on proportions and percentages rather than on precise numbers.

State Requirements and Legislative Changes

The California Legislature states that a primary housing goal for the State is ensuring every resident has a decent home and suitable living environment. This updated Housing Element addresses recent changes to California Housing Element law that are intended to facilitate and expedite the construction of affordable housing:

- Senate Bill 812 (Chapter 507, Statutes of 2010), amended Government Code Section 65583 to require housing elements to include analysis of the special housing needs of persons with developmental disabilities.

- Senate Bill 375 (Steinberg, 2008) extends the housing element planning period from five years to eight years in order to link the Regional Transportation Plan (RTP) process with the Regional Housing Needs Allocation (RHNA) and housing element process. Once a jurisdiction receives its RHNA objectives, it has 18 months to prepare its housing element and submit it to the Department of Housing and Community Development (HCD). The deadline for jurisdictions within the region of SCAG, which includes the City of San Bernardino, is within 120 days of October 15, 2013. Jurisdictions that do not meet this housing element schedule are penalized and must instead prepare housing elements every four years (Government Code Section 65588).

Acronyms

This element includes use of many acronyms to identify agencies, housing programs, funding sources, and planning terms. The most commonly used acronyms are:

ACS	American Community Survey
AMI	Area Median Income
CDBG	Community Development Block Grant
CHAS	Comprehensive Housing Affordability Strategy
DOF	State of California Department of Finance
DU/AC	Dwelling units per acre
FAR	Floor to area ratio
HCD	State of California Department of Housing and Community Development
HUD	Federal Department of Housing and Urban Development
LIHTC	Low-Income Housing Tax Credit
MFI	Median Family Income
RHNA	Regional Housing Needs Assessment
RTP	Regional Transportation Plan
SCAG	Southern California Association of Governments
SF	Square feet

Public Participation

State law requires that local governments engage all economic segments of the community in the development and adoption of the Housing Element. This process not only includes residents of the community, but also participation from local agencies and housing groups, community organizations, and housing sponsors.

All segments of the San Bernardino community were encouraged to participate in the preparation of the 2013-2021 Housing Element Update. A study session, to which the general public was invited, was held with the Planning Commission on October 16, 2013. To ensure that the housing concerns of low- and moderate-income and special needs residents were addressed, individual invitation letters were distributed to agencies and organizations that serve the low- and moderate-income and special needs community in the San Bernardino area. These agencies were invited to review and comment on the 2013-2021 Housing Element and to attend the study session. Included in the invitations were:

- Delmann Heights Community Center
- Rudy Hernandez Center
- Inland Empire Lighthouse for the Blind
- Parris Hill Senior Center
- San Bernardino Fifth Street Senior Center
- Home of Neighborly Services, Inc.
- Family Services Association
- Family Service Agency of San Bernardino
- Department of Aging and Adult Services
- A Servant's Heart Outreach
- Central City Lutheran Mission
- Inland Fair Housing & Mediation Board
- Project Life Impact
- St. Johns Community Success Center
- Time for Change Foundation
- TELACU Residential Management
- Housing Authority of San Bernardino County
- California Housing Partnership Corporation
- Southern California Association of Non-Profit Housing
- San Bernardino County Department of Again and Adult Services
- Neighborhood Housing Services of the Inland Empire, Inc.
- Habitat for Humanity San Bernardino
- Inland Behavioral and Health Services
- Frazee Community Center
- Inland Empire United Way
- Inland Regional Center

NOTE TO STAFF AND THE PLANNING COMMISSION: Following the public meeting, more information regarding comments received at the Study Session will be included here.

Housing Element Organization

The Housing Element is comprised of the following sections:

- Community Profile
- Existing and Future Housing Needs
- Housing Resources
- Governmental Constraints and Opportunities
- Nongovernmental Constraints
- Evaluation of the Previous Housing Plan
- Housing Strategy 2013-2021

Relationship to Other Plans

1. General Plan

The housing element is one of 13 equally important elements of the City of San Bernardino General Plan. The California Government Code requires that a general plan contain an integrated, consistent set of goals and policies. Since the housing element is affected by the goals, policies, and implementation actions outlined in other elements, policy direction provided in all elements must align to strive for one community vision. The housing strategy contained in the housing element is consistent with the other components of the City's General Plan. As segments of the General Plan are amended in the future, the housing element will be reviewed to maintain internal consistency.

One Community Vision

San Bernardino...Celebrating the Past, Valuing the Present, Creating Opportunities for the Future.

2. Development Code

The Development Code (Title 19 of the San Bernardino Municipal Code) provides the detailed regulations pertaining to permitted and conditional uses, site development standards, and performance criteria to implement the goals and policies of the General Plan. It is periodically amended to reflect updates to housing law and community needs. The Housing Element evaluates the Development Code for potential governmental constraints to housing development and rehabilitation. The Housing Element establishes a strategy to encourage housing production, which can be facilitated by regulations within the Development Code.

3. Other Housing Implementation Plans

The Consolidated Plan is an implementation plan that identifies housing needs and resources that are also discussed in the Housing Element. The

Consolidated Plan is a five-year document that describes affordable housing needs and needs specific to special populations such as the homeless. The Consolidated Plan establishes an action plan for addressing those needs. The Consolidated Plan and annually created action plans are submitted to HUD as part of the application and maintenance process for access to federal grant funds.

COMMUNITY PROFILE

Population Characteristics

1. Population Growth

The City of San Bernardino is the most populated city in San Bernardino County. Employment and housing opportunities in the 1980s resulted in rapid population growth of approximately 33%. Population growth slowed to 13% in the 1990s when the closure of Norton Air Force Base resulted in the loss of approximately 10,000 military and civilian jobs. The City continues to grow, but at a much slower rate than in the 1980s. Between 2000 and 2010, the City's population grew by 13%. Contributing factors to the population growth include new employment opportunities created by converting the closed Norton Air Force Base into the San Bernardino International Airport; the housing construction boom of the early 2000s, which was largely based on speculation and exacerbated by subprime lending practices,; and an influx of families taking advantage of relatively affordable housing opportunities in comparison to those in Los Angeles, Orange, and San Diego counties.

The City's population of 209,924 in 2010 is projected to increase to 231,200 persons by 2020, a 10% increase (Table H-1). The county's population is expected to grow at a slower rate than in the 1980s and '90s (Figure H-1). Based on SCAG projections, the City of San Bernardino is expected to remain one of the top two most populous cities in the county.

Table H-1
Population Growth Trends in San Bernardino

Year	*City Population*	*County Population*
1980	123,429	895,016
1990	164,164	1,418,380
2000	185,401	1,709,434
2010	209,924	2,035,210
2020	*231,200*	*2,267,800*

Sources: 1990, 2000, & 2010 U.S. Census Bureau; SCAG 2012-2035 Regional Transportation Plan/Sustainable Communities Strategy Growth Forecast, April 4, 2012

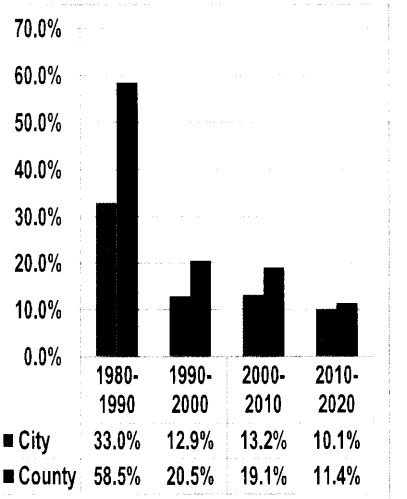


Figure H-1: Population Growth Trends

After experiencing tremendous growth in the 1980s, the rate of growth for both San Bernardino County and City of San Bernardino has decreased. However, San Bernardino is projected to remain one of the top two most populous cities in the county.

Source: Census, 1990, 2000, and 2010; 2012-2035 SCAG RTP Forecast

2. Age of Population

Age characteristics can influence housing needs. Typically, younger households look for more affordable rental opportunities as they begin their careers and accumulate wealth. As adults begin to form families, the demand increases for larger rentals or more affordable single-family homes that can accommodate children. Demand for move-up housing is strongest as residents approach the peak earning years of 45–64. As retirement approaches, seniors may wish to downsize into smaller units that are more easily maintained and accessible.

From 2000 to 2010, the youngest, middle, and eldest age categories both experienced a slight percentage point decline while the 18-24 and 45-64 age categories experienced slight percentage point increases. The relative decline of the proportion of residents under 18 years of age and the increase of the proportion of the population age 45 through 64 indicates a natural aging of the City's families. The trends shown in Table H-2 indicate the potential need for larger rental units and more affordable single-family homes for the 25–44 year old population as they begin or expand their families and more move-up ownership opportunities for the 54–64 subpopulation that has accumulated wealth. In 2010, the senior subpopulation accounted for approximately 8% of San Bernardino residents; this group may have special housing needs with regard to accessibility and proximity to public transportation and medical services.

Table H-2
Persons by Age in 2000 and 2010

Age	*Population in 2000*	*% of 2000 Population*	*Population in 2010*	*% of 2010 Population*
17 and younger	65,180	35.2	67,238	32.0
18–24	20,433	11.0	26,654	12.7
25–44	54,915	29.6	56,221	26.8
45–64	29,607	16.0	43,277	20.6
65 and over	15,266	8.2	16,534	7.9

Source: 2000 & 2010 U.S. Census Bureau Data.

3. Race and Ethnicity

The City of San Bernardino has residents from a variety of ethnic backgrounds. Like many other communities in Southern California, San Bernardino has experienced racial and ethnic diversification over the past couple of decades resulting in a shift from a non-Hispanic White majority to a Hispanic Origin majority (Table H-3). From 2000 to 2010 the overall percentage of White and Black residents had declined, the percentage of Hispanic persons increased, and the percentage of Asian, Pacific Islander, and American Indian persons remained essentially the same.
According to the Census, approximately 20% of the City's residents are foreign born. Research from HUD has shown that first-generation immigrant households often include children and/or extended family members. These larger households generally create demand for homes with three or more bedrooms.

Table H-3
Persons by Ethnicity and Hispanic Origin in 2000 and 2010

Race or Ethnicity	*Population in 2000*	*% of 2000 Population*	*Population in 2010*	*% of 2010 Population*
Hispanic Origin[1]	87,654	47.3	125,994	60.0
White	53,900	29.1	39,977	19.0
Black	28,965	15.6	29,897	14.2
Asian	7,392	4.0	8,027	3.8
Other	5,614	3.0	4,458	2.2
Pacific Islander	670	0.4	704	0.3
American Indian	1,193	0.6	867	0.4

Source: 2000 & 2010 U.S. Census Bureau Data
[1] Persons of Hispanic origin may be of any race or multiple races.

4. Household Growth and Household Size

Between 2000 and 2010 the City of San Bernardino experienced a household growth rate of 5.2%, reflective of the housing boom in the City and throughout the Inland Empire during most of the decade. Comparatively, the increase between 1990 and 2000 was 3.4%, influenced by the relocation of thousands of families and individuals affected by the closure of Norton Air Force Base in 1994.

According to SCAG projections, the City of San Bernardino's household growth rate is projected to increase significantly from 2010 to 2020 to 12.8%, during which the population is projected to increase by over 10%. A growing household size explains the difference between population and household growth rates.

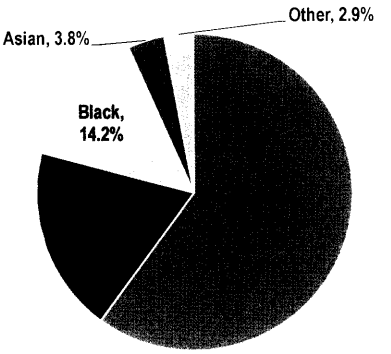


Figure H-2: Ethnicity

The majority of San Bernardino residents identify themselves as Persons of Hispanic Origin, which includes persons of any race.

Source: 2010 Census

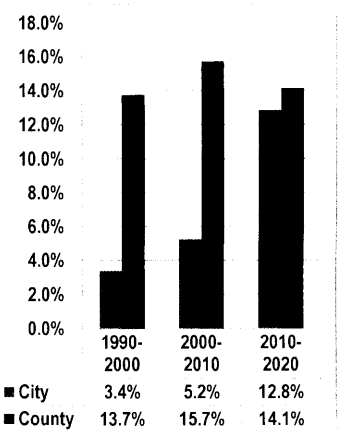


Figure H-3: Household Growth Trends

The City of San Bernardino's household growth rate is projected to accelerate between 2010 and 2020, more than doubling than the previous decade..

Source: 1990, 2000, and 2010 U.S. Census Bureau Data; SCAG, 2012.

Similar to countywide household size trends, the average household size in San Bernardino has increased to reflect larger families. Between 1980 and 2010, the average household size in San Bernardino increased by nearly 25%. Table H-4 demonstrates that the City's average household size was slightly larger than the county's average in 2010. This may be due to changes in demographic composition of the City, as well as reflective of more people living together in units to reduce housing costs during the recession that began in 2008.

Table H-4
Household Size, 1980–2010

Year	*City Household Size*	*County Household Size*
1980	2.74	N/A
1990	3.01	3.05
2000	3.29	3.23
2010	3.42	3.26

Source: 1980, 1990, 2000, & 2010 U.S. Census Bureau Data

5. Household Composition

Housing and recreation demands are influenced, in part, by household composition. Approximately half of San Bernardino households include children, which may create demand for homes with yards or shared open space, neighborhoods with child-oriented recreational amenities, and safe pedestrian and cyclist routes to school.

Nonfamily households, which are single-person or unrelated persons sharing housing, comprised approximately 25% of the households in the City in 2010. San Bernardino has a higher percentage of nonfamily households than the county as a whole. The relatively high percentage of nonfamily households may be caused in part by students sharing off-campus housing units. California State University, San Bernardino, is the largest university in San Bernardino County and 90% of its students live off campus (CSUSB Green Campus Program, 2008). Nonfamily households have a range of housing needs depending on the need or interest in shared housing. Nonfamily student households generally seek rental opportunities. A comparison between City and county households is presented in Table H-5.

Table H-5
Household Composition, 2010

Household Type	*City*		*County*	
	Households	*% of Households*	*Households*	*% of Households*
Married Couples	25,700	43.4	326,927	53.5
With Children	*14,230*	*24.0*	*166,035*	*27.1*
Without Children	*11,470*	*19.3*	*160,892*	*26.3*
Female Headed	13,518	22.8	99,129	16.2
With Children	*7,930*	*13.4*	*54,352*	*8.9*
Without Children	*5,588*	*9.4*	*44,777*	*7.3*
Male Headed	5,302	8.9	44,384	7.3
With Children	*2,819*	*4.8*	*22,598*	*3.7*
Without Children	*2,483*	*4.2*	*21,786*	*3.6*
Nonfamilies	14,673	24.9	141,178	23.1

Source: 2010 U.S. Census Bureau Data.

6. Household Income

An analysis of households by income level provided below in Table H-6 reveals that nearly 30% of households in the City earned less than 50% of the Area Median Income (AMI) between 2005 and 2009. This is a somewhat higher percentage than the countywide level of 25%. In 2013, HCD reported the median household income for a family of four in San Bernardino County as $65,000.

Table H-6
City and County Income Levels - 2005-2009

Income Class	*Income*	*City Households*	*%*	*County Households*	*%*
Extremely Low	Up to 30% AMI	3,661	15.6	429,424	13.7
Very Low	31 to 50% AMI	3,859	13.6	361,468	11.5
Low	51 to 80% AMI	5,708	20.3	488,969	15.6
Moderate	81 to 120% AMI	7,889	19.4	525,667	16.8
Above Moderate	>120% AMI	36,090	31.0	1,328,355	42.4

Source: SCAG reporting of American Community Survey, 2005-2009 data.

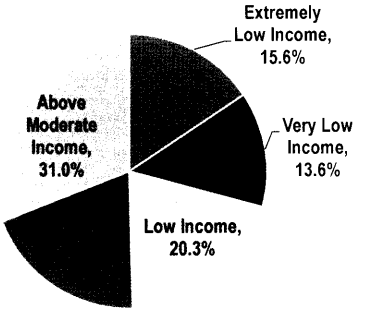


Figure H-4: Household Income

Almost half of City households earn lower incomes.

Source: SCAG reporting of American Community Survey, 2005-2009 data.

San Bernardino may be home to a relatively high percentage of lower-income residents in part because the relatively affordable housing stock attracts lower-income households. The closure of Norton Air Force Base in the mid-1990s resulted in the departure of thousands of residents, and hundreds of homes were left behind. Many homes were sold for reduced prices, and those unable to sell became relatively affordable rental homes. The downturn in the housing market that began in 2007 created another

cycle of vacant homes due to foreclosures. The Inland Empire and San Bernardino in particular has been very slow to recover.

According to the CHAS database, in 2010 there were 12,545 extremely low-income households (3,075 owner and 9,470 renter households). These households earn less than 30% of the area median income and face significant challenges to affording adequate housing and other critical needs. The high percentage of lower-income households in San Bernardino indicates a need for housing assistance and supportive programs such as low- or no-cost employment training, adult education, and child care opportunities to increase resident earning power.

HCD uses the following income categories to identify the need for housing assistance in communities throughout California. As summarized below, there are five primary income categories based on AMI and adjusted for household size:

- Extremely low: households earning 30% or less of AMI
- Very low: households earning 31 to 50% of AMI
- Low: households earning 51 to 80% of AMI
- Moderate: households earning 81 to 120% of AMI
- Above moderate: households earning above 120% of AMI

The extremely low-, very low-, and low-income categories are often considered "lower" income. These terms are used throughout the Housing Element.

Table H-7 shows the 2013 income limits for San Bernardino County as calculated by HCD. The percentage of median income limit categories are provided for reference only; based on numerical adjustments made by HCD, the actual income amount depicted may not exactly match the referenced percentage of median income. The income limit amounts, not percentages, guide funding applications and should be used accordingly. These income limits are used to estimate maximum affordability thresholds in assessing the City's housing production and housing resources to accommodate the RHNA (see Land Resources section).

Table H-7
Income Limits for San Bernardino County 2013

Household Size	Percentage of Median Income Limit				
	30%	*50%*	*80%*	*100%*	*120%*
	Extremely Low	*Very Low*	*Low*	*Median*	*Moderate*
Single: One Person Household					
1	$14,100	$23,450	$37,550	$45,500	$54,600
Couple/Roommates: Two-Person Household					
2	$16,100	$26,800	$42,900	$52,000	$62,400
Small Family/Roommates: Three-Person Household					
3	$18,100	$30,150	$48,250	$58,500	$70,200
Family: Four-Person Household					
4	$20,100	$33,500	$53,600	$65,000	$78,000
Large Household: Five+ Person Household					
5	$21,750	$36,200	$57,900	$70,200	$84,250
6	$23,350	$38,900	$62,200	$75,400	$90,500
7	$24,950	$41,550	$66,500	$80,600	$96,700
8	$26,550	$44,250	$70,800	$85,800	$102,950

Source: HCD, 2013.

7. Poverty

According the American Community Survey (ACS), approximately 23% of the City's families were below the poverty level between 2007 and 2011 compared to 16% for the County of San Bernardino during the same time period. All types of families with children (married or single-parent) were more likely to fall below the poverty level than families without children. Single-parent families, particularly female-headed households, were more likely to be below the threshold than married families. Over one in ten City of San Bernardino females were below the poverty level and female-headed householders comprise 31% of families living in poverty in the City.

Children age 17 and younger comprised 44% of the individuals below the poverty level in the City of San Bernardino. Over half of the individuals below the poverty level are age 18 to 64 while only 5% are age 65 or over.

8. Area Employment Profile

Employment opportunities are an important factor in attracting and retaining residents. Wages and investments establish a household's income, which determines their ability to afford housing. The common trades in an area reflect the types of housing and affordability levels needed there. The ACS estimates that there were 74,181 employed residents in the City in 2012, of whom 27% were employed in service occupations, the largest occupational category among San Bernardino

residents. Other common occupational fields were sales/office (24.9%), and management/business/science/arts (20.3%). The largest employers are the County of San Bernardino, Stater Brothers Markets, and San Bernardino City Unified School District (Table H-8). It should be noted that after the closure of Norton Air Force Base in 1994, many persons residing in the City who were employed in the armed forces and related civil service sector relocated. In 2004, only 0.13% of the labor force was employed by the military.

Table H-8
Major Employers in San Bernardino 2013

Employer	*Employees*
Stater Brothers Markets	18,000
County of San Bernardino	17,395
San Bernardino City Unified School District	8,574
San Manuel Band of Mission Indians	3,261
California State University San Bernardino	3,012
St. Bernardine Medical Center	1,400
City of San Bernardino	1,500
Burlington Northern Santa Fe Railway	1,000-5,000
San Bernardino County Sheriff	1,000-5,000
Amazon	1,000-5,000
Wells Fargo Home Mortgage	~1,200
California State Department of Transportation	~1,000
The Sun	526

Sources: San Bernardino Area Chamber of Commerce. 2013; California Employment Development Department, 2013; and City of San Bernardino, 2013.

The State Employment Development Department (EDD) provides projection data for the fastest growing occupations by region. For San Bernardino and Riverside counties between 2010 and 2020, these occupations and their hourly wages are: home health aides (54%, $9.71), veterinary technicians (52%, $14.72), emergency medical technicians (43%, $14.02), market research analysis (43%, $27.24), and event planners (41%, $20.88). Most of these occupations do not require a college degree and pay at a payscale that aligns to lower-income categories for single-income households.

a. Education

Occupations that may be obtained by San Bernardino residents relate to their level of educational attainment. Table H-9 shows that most adults (56.9%) in the City had a high school education or less, a higher percentage than the county's population with the same educational attainment level (47.9%). About 31% of San Bernardino City adults had

less than a high school education, compared to about 22% of adults countywide. On the whole, the countywide population has a higher education attainment level than City of San Bernardino residents. The City has a smaller proportion of people with college degrees than the county as a whole, 18.5% compared to 26.8%, respectively. The high proportion of adults without a high school diploma may face significant challenges to obtaining employment with sufficient wages.

Table H-9
Educational Attainment 2012

Educational Level	*City Population*	*Percent of Population*	*County Population*	*Percent of Population*
Less than 9th Grade	15,300	12.6%	128,553	10.2%
9th to 12th Grade – No Diploma	22,104	18.3%	148,720	11.9%
High School Graduate (or GED)	31,484	26.0	323,439	25.8%
Some College - No Degree	29,685	24.5%	318,508	25.4%
Associate Degree	9,166	7.6%	103,608	8.3%
Bachelor's Degree	8,981	7.4%	153,66	12.3%
Graduate or Professional Degree	4,245	3.5%	77,846	6.2%

Source: American Community Survey, 2012.

b. Unemployment

In 2012, the ACS estimated that the City of San Bernardino had an unemployment rate of 9.9%, an improvement from unemployment rates in the 1990s, when the City suffered job reductions in several major industries, most notably due to the closure of Norton Air Force Base and the relocation of the Burlington Northern Santa Fe shop. These factors contributed to local unemployment and the decrease in aviation manufacturing and specialist jobs, which are typically higher paying jobs. In the years following the transformation from military base to international airport, employment opportunities in logistics increased as more warehousing, distribution, and transportation companies relocated to be closer to the airport.

The rate of dependence on public income assistance may also be a factor in the City's higher unemployment rate. Those receiving public assistance may not want to work because: 1) they are receiving enough money to survive; 2) they are afraid that if assistance ceases once they are employed, they won't earn enough to survive on their wages; or 3) they may lose health care benefits available through MediCal. In the City of San Bernardino, 15,176 households (27%) received food stamp/SNAP

public assistance in 2012, according to ACS data. In the same year, approximately 15% of households throughout the county received food stamp/SNAP public assistance. Some people depending on public assistance may face limited employment opportunities or not be able to work at all due to a disability. However, since disability levels in the City are similar to those in the county, disability is not considered a contributing factor in the difference between their unemployment levels.

Housing Characteristics

1. Housing Growth and Unit Mix

According to the Department of Finance, in 2013 the City had 65,451 housing units, a 3% increase since 2000. Approximately 30.5% of units are multifamily units, of which the majority is in multifamily projects consisting of five or more units. Between 2000 and 2013 multifamily units in the City increased by 5.1% while single-family units increased by 3.1%.

Table H-10 shows the annual changes in the housing stock between January 2000 and January 2013 as estimated by the California Department of Finance.

Table H-10
Housing Types 2000 and 2013

	Housing Units								
		Single		*Multiple*		*Mobile*		*%*	*Persons*
Year	*Total*	*Detached*	*Attached*	*2 to 4*	*5 Plus*	*Homes*	*Occupied*	*Vacant*	*per HH*
2000	63,531	37,365	2,716	5,752	13,218	4,480	56,326	11.3	3.19
2013	65,451	39,396	1,908	5,072	14,870	4,205	59,328	9.4	3.46

Source: California Department of Finance, 2000/13 City/County Population and Housing Estimates.

2. Vacancy

The vacancy rate is a strong indicator of the housing market and the ability for the housing stock to accommodate changing housing needs. A high vacancy rate can indicate more affordable housing opportunities, while a low vacancy rate indicates a community's desirability, but also may indicate limited affordable or adequately sized housing opportunities.

The building industry generally assumes optimal vacancy rates of 1.5% to 2% for ownership units and 5% to 6% for rental units. These vacancy rates provide a variety of housing choices for potential residents and existing residents seeking to move within the community.

In 2000, 7,205 housing units were vacant, for an 11.3% vacancy rate. This was broken down into a homeowner vacancy rate of 6.1% and a rental vacancy rate of 9.7%. According to the DOF, vacancy has decreased. In 2013 the City's total vacancy rate is estimated at 9.4%. This high vacancy rate indicates that the housing stock continues to exceed demand; however, there also may be a mismatch between the units available and the housing needs in the San Bernardino area.

3. Housing Unit Size and Tenure

Housing size is an important factor in determining the adequacy of the existing housing stock. At a minimum, the housing stock should contain housing units with a sufficient number of bedrooms to avoid overcrowded conditions (a living situation in which there is more than one occupant per room in the house, excluding hallways, bathrooms, closets, and kitchens). A more desirable housing stock would offer at least one bedroom for every one or two persons in a household.

In 2010, the average household size was approximately 3.42 persons per household (higher than the countywide average of 3.26), and nearly one in four San Bernardino households contained five or more persons. This indicates a need for larger-sized housing units.

Housing units in San Bernardino are generally relatively large, with 77% of ownership housing and nearly 32% of rental housing offering three or more bedrooms. When compared to the distribution of household sizes in the City in Table H-11, it appears that very large households (more than five persons) are generally underserved by the housing stock, as are small households. Future housing should address the apparent need for rental and ownership opportunities for very large households.

According to the 2010 Census, the City was nearly evenly divided between owners and renters. In 2006 estimates show 29,838 owner households and 29,445 renter households, for a total of 59,283 households.

Table H-11
Housing Unit Size and Tenure

Number of Bedrooms in Units	*% of Housing Units*	*% of Households*	*Household Size* [1]
Ownership Households			
Studios/1 bedroom	3%	29%	1–2 person
2 bedrooms	20%	20%	2–3 person
3 bedrooms	50%	16%	3–4 person
4 bedrooms	22%	14%	5–6 person
5 + bedrooms	5%	21%	6–7 person
Rental Households			
Studios/1 bedroom	31%	31%	1–2 person
2 bedrooms	36%	18%	2–3 person
3 bedrooms	26%	16%	3–4 person
4 bedrooms	5%	14%	5–6 person
5 + bedrooms	1%	21%	6–7 person

Source: 2012 American Community Survey.
[1]. The following assumptions were made in equating the housing stock appropriate for the size of households. These assumptions are general in nature and are not guided by state or federal guidelines, which can permit households to occupy units in a more intense manner.
- studios and 1-bedroom units: 1-person households and one-half of 2-person households
- 2-bedroom units: one-half of 2-person households and one-half of 3-person households
- 3-bedroom units: one-half of 3-person households and 4-person households
- 4-bedroom units: 5-person households and one-half of 6-person households
- 5-bedroom units or larger: one-half of 6-person households and 7-person or larger households

4. Age and Condition of Housing Stock

The year a structure was built can be an indicator of the current condition of the housing unit. Over time, homes require routine maintenance to avoid deterioration. Without proper maintenance homes may become structurally unsafe or visually distressed, devaluing the property as well as the quality and safety of the neighborhood.

Homes are generally considered to be in need of significant repair by age 50. With a median home age of 44 years (per the 2012 ACS), thousands of homes may be in need of costly repairs like a new roof or plumbing. Neighborhood Housing Services of the Inland Empire (NHSIE) operates a Mobile Home Grant Repair Program and Critical Repair Program for qualifying San Bernardino households. However, most grants range from $5,000 to $10,000 per household and when multiple significant repairs—such as new plumbing and electrical wiring—are needed, so is additional funding.

As shown in Table H-12, the City experienced most of its residential growth between 1950 and 1989. Approximately 29% of the housing stock is between 30 and 49 years old, and 37.8% is at least 50 years old. After

50 years, homes often require upgrades to essential systems such as plumbing and electrical.

Table H-12
Year Structure Built

Year Built	*Total Housing Units*	*Percent of Total*
After 2000	3,858	5.8%
1990–1999	5,327	8.0%
1980–1989	12,227	18.4%
1970–1979	11,470	17.2%
1960–1969	7,855	11.8%
1950–1959	13,213	19.8%
1940–1949	6,957	10.4%
1939 or earlier	5,668	8.5%

Source: 2007-2012 American Community Survey.

Complete plumbing and heating systems are another measure of housing conditions. In 2012, there were an estimated 311 renter-occupied units that lacked complete plumbing facilities. However, occupied units lacking complete plumbing facilities comprised less than 1% of all occupied units, and therefore it is not a widespread problem. No owner-occupied homes were reported as lacking complete plumbing facilities (ACS).

Adequate utilities within a housing unit are a measure of the unit's ability to provide people with decent housing. The ACS data shows that almost all units (99%) have complete kitchen and plumbing facilities. Heating fuel for occupied housing units ranged from gas and electricity to wood and solar energy. ACS data for heating fuel was unavailable, but 2000 Census data shows that the majority of occupied homes have utility-provided gas. Of the occupied housing units in the City, 81% use utility gas, 16% use electricity, 2% use bottled or tank gas, 0.5% use wood, and 1% did not report the use of any fuels. The remaining homes use solar energy or kerosene and other fuels.

Basic maintenance, such as roof repairs, new paint, fence mending, and window repairs will need to be encouraged and subsidized to keep the older housing stock viable and protect foreclosed homes from becoming targets for theft, vandalism, and squatting.

a. Housing Conditions

In 1999, the City conducted a block-by-block analysis of housing conditions in all areas of the City except neighborhoods and subdivisions

developed after the mid-1980s. The survey areas included nearly 50,000 dwelling units; about 75% of the City's housing stock.

General property conditions on each block were rated according to the condition of the paving, landscape, walls and fences, and the amount of debris surrounding dwellings. The housing condition survey results indicate that the predominant housing needs on most blocks (nearly 60%) are for deferred maintenance, such as repainting, minor roof repairs, or door/window repair, or for minor rehabilitation. A higher percentage of multifamily dwellings than single-family dwellings (13% versus 6%) need moderate rehabilitation, while more single-family detached neighborhoods are in need of substantial rehabilitation.

Of the housing condition problems noted in the survey, deteriorated roofs and siding (including a need for repainting) appeared to be the most visible problems. Another common and highly visible problem for properties in San Bernardino is landscaping maintenance. Unkempt lawns, overgrown trees and bushes, and other yard deficiencies reduce the character and value of neighborhoods, but can easily be rehabilitated to rejuvenate neighborhoods. Deteriorating walls and fences were also common, particularly on blocks with multifamily properties.

Since the 1999 survey, numerous homes have been improved through home improvement grants; however, overall housing conditions have not improved due to the tide of foreclosures that have occurred since 2008. Buildings with visible signs of deferred maintenance due to financial hardship, absentee landlords, foreclosure, and abandonment are commonplace. The multifamily housing stock also continued to deteriorate.

As of 2013, the City estimates that approximately 15,000 units are in need of substantial rehabilitation or replacement. These dilapidated units represent 22% of the City's housing stock. Approximately 12 percentage points represent multi-family units. Another 10 percentage points represent single-family homes, due to the low density nature of older development in San Bernardino. The City estimates that 30% of all fourplex housing stock is in need of replacement. The City is supporting several programs to combat blight (Programs 3.1.4, 3.2.1, 3.2.2. 3.2.3, 3.2.4, 3.2.5, 3.2.6, 3.2.8, and 3.2.9).

5. Housing Cost and Affordability

Housing affordability is a critical component of creating opportunities for healthy families and neighborhoods. The inability to afford adequate

housing can contribute to unwanted situations such as overcrowded homes, overpayment that detracts from a household's ability to make other important expenditures, and the deterioration of the housing stock due to deferred maintenance. Lower-income households are particularly susceptible to such conditions without financial assistance.

a. Home Purchase Prices

For decades, San Bernardino neighborhoods have attracted families and seniors seeking more affordable housing options than those available in Los Angeles and Orange Counties. The ability to afford adequate housing is of importance to all households; however, lower- and moderate-income households face greater challenges to affording housing that meets their household size and financial situation.

The relative affordability of homeownership and developing housing in San Bernardino has increased due to the softening of the Southern California housing market. The subprime lending and foreclosure crisis resulted in an oversupply of available units in San Bernardino and much of the Inland Empire.

As shown in Table H-13, the median home price in San Bernardino increased from $106,000 in 2011 to $119,000 in 2012. The median home price increased another 31.5% in 2013 to $156,500. During this same time period, changes to median home prices in most neighboring jurisdictions were also fairly strong, except for Loma Linda, which only experienced at 0.9% increase in median price (although home prices were more likely to retain value during the recent recession in Loma Linda than in surrounding areas). The countywide median home price increased 25.8% between 2012 and 2013.

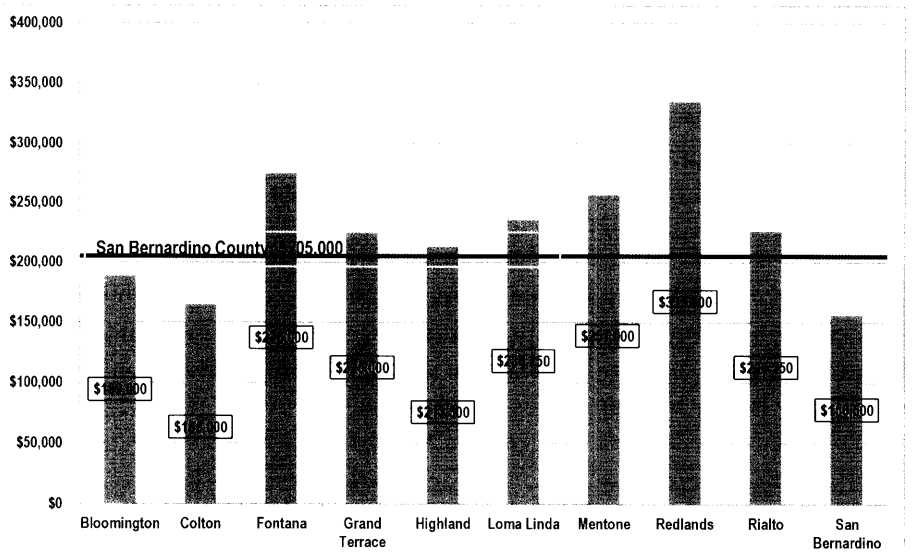
Figure H-5 compares median home prices in San Bernardino with home prices in neighboring jurisdictions during July 2013. The median price for a home in the City was similar to those in neighboring jurisdictions and only slightly below median prices countywide.

Table H-13
Changes in Median Home Sale Prices (2011-2013)

Jurisdiction	2011	2012	2013	Percent Change	
				2011-2012	2012-2013
Bloomington	$148,500	$150,000	$189,000	1.0%	26.0%
Colton	$121,000	$125,500	$165,000	3.7%	31.5%
Fontana	$202,000	$219,000	$275,000	8.4%	25.6%
Grand Terrace	$200,000	$185,000	$225,000	-7.5%	21.6%
Highland	$170,500	$173,000	$213,500	1.5%	23.4%
Loma Linda	$236,000	$234,250	$236,250	-0.7%	0.9%
Mentone	$133,250	$157,000	$257,000	17.8%	63.7%
Redlands	$216,000	$225,000	$335,000	4.2%	48.9%
Rialto	$160,000	$170,000	$226,250	6.3%	33.1%
San Bernardino	$106,000	$119,000	$156,500	12.3%	31.5%
San Bernardino County	$150,000	$163,000	$205,000	8.7%	25.8%

Source: DQnews, 2013.

Figure H-5
Median Home Sales Prices (2013)



Source: DQnews, 2013.

The City of San Bernardino can assist with up to 20% of the purchase price of the home for qualifying lower-income homebuyers through the Homebuyer Assistance Program. These funds can be used toward downpayment and closing costs. The homes purchased under this program may be located in any Census tract in the City, as long as the dwelling is used as the homebuyer's principal residence and the home remains affordable for a period of not less than 20 years.

b. Rental Costs

The availability and affordability of rental housing is important to meet the housing needs of several segments of San Bernardino's population. Rental housing provides a broad range of housing types to support a variety of housing needs such as housing those who are not ready for or choose to avoid the cost and responsibilities of homeownership, seniors seeking less costly and lower maintenance dwellings, and families who benefit from the lower cost of rental housing as well as onsite amenities such as tot-lots and swimming pools. Very low-income households are typically best served by rental housing unless residing in a home in which the mortgage has been paid in full.

According to a survey of rental listings on www.craigslist.org, the median rent in the City of San Bernardino was $805 (see Table H-14). Market rents in the City averaged approximately $1,072, and ranged from $475 for a one-bedroom unit to $2,250 for a four-bedroom unit.

Table H-14
Median and Average Rents by Number of Bedrooms (2012-2013)

# of Bedrooms	# Listed	Median Rent	Average Rent	Rent Range
1	31	$600	$641	$475 - $830
2	51	$775	$814	$650 - $1,347
3	31	$1,399	$1,378	$895 - $1,769
4	17	$1,699	$1,731	$1,300 - $2,250
Total	130	$805	$1,072	$475 - $2,250

Source: Craigslist.org, September 2013.

c. Housing Affordability by Income

Housing affordability can be inferred by comparing the cost of renting or owning a home in the City with the maximum affordable housing costs for households at different income levels. Taken together, this information can generally show who can afford what size and type of housing and

indicate the type of households most likely to experience overcrowding and overpayment.

Housing affordability is an important indicator of quality of life in San Bernardino. If residents pay too much for housing they will not have sufficient income for other necessities, such as health care, child care, and food. Households that spend a substantial portion of their income on housing may also be at risk of becoming homeless in the event of unexpected circumstances such as illness or loss of employment. State law requires that the City facilitate provision of housing opportunities that are affordable to all economic segments of the community.

HUD conducts annual household income surveys nationwide to determine a household's eligibility for federal housing assistance. Based on this survey, HCD developed income limits that can be used to determine the maximum price that could be affordable to households in the upper range of their respective income category. Households in the lower end of each category can afford less by comparison than those at the upper end. Using these affordability thresholds, housing affordability can be estimated for the various income groups (Table H-15).

Table H-15
Affordable Housing Costs by Household Size and Tenure - 2013

Household	Annual Income	Affordable Costs (All Costs)		Estimated Utility Allowance, Taxes & Insurance		Affordable Rent	Affordable Home Price
		Rental Costs	Ownership Costs	Renters	Owners		
Extremely Low Income (0-30% AMI)							
1-Person	$14,100	$353	$353	$127	$135	$226	$34,212
2-Person	$16,100	$403	$403	$165	$179	$238	$33,281
3-Person	$18,100	$453	$453	$206	$228	$247	$31,186
4-Person	$20,100	$503	$503	$245	$292	$258	$25,601
5-Person	$21,750	$544	$544	$296	$353	$248	$19,084
Very Low Income (31-50% AMI)							
1-Person	$23,450	$586	$586	$127	$135	$459	$77,733
2-Person	$26,800	$670	$670	$165	$179	$505	$83,086
3-Person	$30,150	$754	$754	$206	$228	$548	$87,276
4-Person	$33,500	$838	$838	$245	$292	$593	$87,974
5-Person	$36,200	$905	$905	$296	$353	$609	$86,345
Low Income (51-80% AMI)							
1-Person	$37,550	$939	$939	$127	$135	$812	$143,365
2-Person	$42,900	$1,073	$1,073	$165	$179	$908	$158,027
3-Person	$48,250	$1,206	$1,206	$206	$228	$1,000	$171,525
4-Person	$53,600	$1,340	$1,340	$245	$292	$1,095	$181,533
5-Person	$57,900	$1,448	$1,448	$296	$353	$1,152	$187,351
Moderate Income (80-120% AMI)							
1-Person	$53,150	$1,365	$1,593	$127	$135	$1,238	$265,085
2-Person	$60,750	$1,560	$1,820	$165	$179	$1,395	$297,202
3-Person	$68,350	$1,755	$2,048	$206	$228	$1,549	$328,156
4-Person	$75,950	$1,950	$2,275	$245	$292	$1,705	$355,619
5-Person	$82,050	$2,106	$2,457	$296	$353	$1,810	$375,362

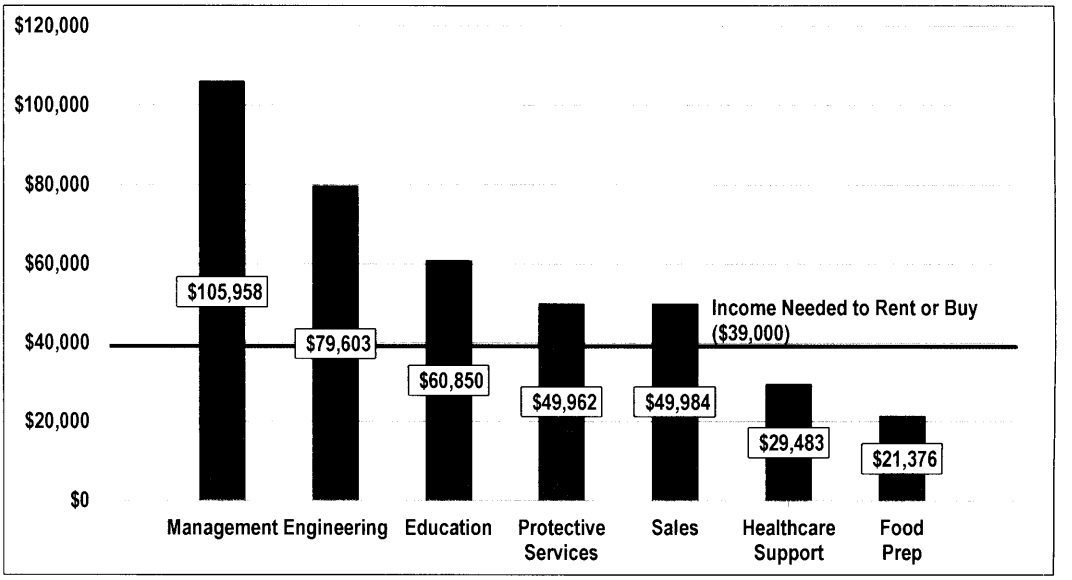
Source: California HCD, 2013 Income limits; and Veronica Tam and Associates

Assumptions: 2013 HCD income limits for San Bernardino County; 30% gross household income as affordable housing cost; 20% of monthly affordable cost for taxes and insurance; 10% downpayment; and 4.0% interest rate for a 30-year fixed-rate mortgage loan. Utilities based on San Bernardino County Housing Authority Utility Allowance, 2013 assuming use of electric services.

Note: Utility allowance for a three-bedroom unit is used to estimate utility costs for a five-person household. This allowance usually decreases the amount of income available for other housing costs disproportionately.

Based on these income limits for San Bernardino County and current real estate prices documented in Table H-13 and Table H-14, homeownership and affordable rental housing is in San Bernardino is within the reach of low- and moderate-income households. Smaller very low-income households can afford a wide range of rental options. Housing options for extremely low-income households are virtually non-existent unless public assistance is involved. Figure H-6 illustrates the income needed to buy or rent a median-priced unit in San Bernardino is about $39,000 in 2013, and compares that income with wage levels of various occupations.

Figure H-6
Income Needed to Afford Housing Compared With Wages



An income of approximately $39,000 ensures that a family is not overspending more than 30% of their income for housing. A single parent working in sales or education, then, should be able to afford to rent or even buy a home in San Bernardino, if savings are available for a downpayment. However, a healthcare support or food prep worker would likely struggle to find housing for their family at an affordable cost, without overspending.

EXISTING AND FUTURE HOUSING NEEDS

The following analysis presents current housing needs and concerns relative to targeted segments of the population, including special needs groups, households that are overcrowding or overpaying, and lower- and moderate-income households. Future housing needs for move-up and executive housing for above moderate-income households are also identified.

Special Needs Groups

Special needs groups are subpopulations that may experience adversity in finding and/or affording adequate housing to due specific characteristics generally associated with that group.

1. The Elderly

In 2010, 16,534 persons age 65 or older lived in the City of San Bernardino (representing 7.9% of the City's total population), and 10,028 households headed by a person age 65 or older (16.9% of the City's households). Of these senior residents, approximately 13% are over age 85. Since disabilities generally increase with age, these extremely elderly are more likely to have special housing and care needs.

The elderly often have special needs with regard to housing affordability, accessibility, and transportation assistance to meet basic needs. Many senior households rely on fixed incomes and need rental and utility assistance, home maintenance assistance, and accessibility improvement assistance. Housing design greatly affects quality of life as we age. Accessible, universal, and visitable design all refer to exterior and interior design characteristics that reduce barriers to movement into and within a building. Accessibility and visitability are important components of personal safety and mental health. For example, as we age stairs may become a deterrent to leaving the home or may prevent guests from visiting. Both scenarios may result in isolation, which can severely impact physical and mental health. Homes designed without the elderly in mind may need modification in order to provide a safe, accessible, and visitable living environment. Some common modifications include ramps, handrails, elevated toilets, and walk-in curbless showers.

Many senior households may not be able to afford adequate housing. CHAS data for 2010 reported that the City was home to 6,680 lower-income elderly households. Elderly households in San Bernardino are more likely than non-elderly households to be extremely low or very low income. Citywide, 37% of the households were in the extremely low- or very low-income groups, but 47% of the elderly households were in the same income groups based on updated CHAS data for 2006-2010.

According to the 2007-2011 ACS, 10% of elderly households in the City were below the poverty level. Since these lower-income households rely upon fixed or otherwise severely limited incomes, housing affordability is a critical component of determining their quality of life. Overpaying for housing can result in a household's inability to make other important expenditures, such as for health care and quality food. Of the elderly renter households in San Bernardino, the ACS reported that 48% overpaid for housing in 2012, meaning they spent more than 30% of their income on housing expenses. The incidence of overpayment in the City is similar that found in the county as a whole; in 2012, 46% of elderly households in San Bernardino County overpaid for housing.

A variety of resources are available to San Bernardino's elderly population. According to the 2010–2015 Consolidated Plan, about 400 lower-income elderly households receive rental assistance through the Section 8 Housing Choice Voucher program. This program provides rental assistance to approximately 30% of the City's very low-income senior households. The City also has recreation center programs, transportation assistance, and nutritional information available for seniors. Table H-16 summarizes the resources available for City of San Bernardino senior residents.

Table H-16
Housing, Facilities, and Services for the Elderly

Name	*Location*	*Services*
Senior Housing		
AHEPA 302 Apartments	377 E. Gilbert Street San Bernardino	90 units low-income senior housing
Arrowhead Woods	1650 W. 16th Street San Bernardino	51 units low-income senior housing
Casa Bernardine Retirement Center	1589 N. Waterman Ave. San Bernardino	241 units low-income senior housing
Casa Ramona Senior Complex	1519 W. 8th Street San Bernardino	44 units low-income senior housing
Jeffery Court Senior Apartments	3677 Central Avenue San Bernardino	184 units low-income senior housing

Table H-16
Housing, Facilities, and Services for the Elderly

Name	*Location*	*Services*
Laurel Place	363 E. Gilbert Street San Bernardino	70 units low-income senior housing
Leisure Pointe	1371 N. Parkside Drive San Bernardino	134 units senior housing (market rate)
Light's Rancho Linda	1642 W. 27th Street San Bernardino	50 units low-income senior housing
The Magnolia (Meta Housing)	2120 Medical Center Drive San Bernardino	80 units low-income senior housing
The Plaza	5655 N. "G" Street San Bernardino	160 units low-income senior housing
San Bernardino Senior Housing	1540 W. Baseline Ave. San Bernardino	75 units low-income senior housing
St. Bernardine's Plaza	550 W. 5th Street San Bernardino	150 units low-income senior housing
Telacu I: Sierra Vista	650 W. 6th Street San Bernardino	75 units low-income senior housing
Telacu II: Monte Vista	451 N. "H" Street San Bernardino	75 units low-income senior housing
Telacu III: Buena Vista	365 E. Commercial Road San Bernardino	75 units low-income senior housing
Telacu IV: La Amistad	SE Corner Highland and Central, San Bernardino	90 units low-income senior housing
Telacu V: Hacienda	NW Corner 4th and "G" Street, San Bernardino	75 units low-income senior housing
The Villas	2985 N. "G" Street San Bernardino	97 units senior housing (all VA/private pay)
Facilities and Services		
Delmann Heights Community Center	2969 Flores Street San Bernardino	Social recreation; congregate meals; health screening; in-home support services; security/crime assistance; transportation assistance
Hernandez Nutrition Center	222 N Lugo Avenue San Bernardino	Nutritional services
Lytle Creek Community Center	380 S. "K" Street San Bernardino	Nutritional services
Perris Hill Senior Center	780 E. 21st Street San Bernardino	Social recreation; congregate meals; health screening; information and assistance
San Bernardino Senior Center	600 W. 5th Street San Bernardino	Social recreation; congregate meals; case management; consumer services; employment assistance; health screening; information and assistance; in-home support services; mental health screening; respite care

Table H-16
Housing, Facilities, and Services for the Elderly

Name	*Location*	*Services*
ACTS/UReach Transit	City of Loma Linda	Transportation assistance for seniors in the Loma Linda area
Highland Senior Center	City of Highland	Transportation assistance
Josephine Knopf Senior Center	City of Fontana	Transportation assistance for seniors who are City of Fontana residents
Reach Out Morongo Basin	City of Twentynine Palms	Transportation assistance
Redlands Community Center	City of Redlands	Transportation assistance for seniors who are City of Redlands residents

Source: City of San Bernardino, 2013.

According to the 2010 American Community Survey, 6,870 owner householders and 3,290 renter households were age 65 or over. The City permits a range of housing types to address the special financial, physical, and safety needs of its elderly population.

- **Age-Restricted Apartments:** Senior housing is permitted, subject to a Development Permit, in all multi-family zones. This use is conditionally permitted in the Commercial Office (CO), Commercial General - 2 (CG-2), and Commercial Regional–Downtown (CR-2) zones. Densities up to 50% higher than generally allowed in those zones may be permitted for senior housing development, subject to review of a marketing feasibility study and plan for the project.
- The City continues to support the construction of senior apartments, such as the AHEPA 302 Apartments on Gilbert Street. The 90-unit apartment complex features one-bedroom units, community rooms, workout rooms, a library, and computer lab.
- **Adult Day Care:** Adult day care facilities are an important component of elderly services because they provide safe and secure places for the elderly and disabled to stay while their primary caretakers work or run errands. In 2013, licensed adult day care centers in San Bernardino had the capacity to serve 300 persons.
- **Residential Care for the Elderly:** Residential care facilities for the elderly are family homes, group care facilities, or other similar facilities in which non-medical care is provided 24 hours per day to support daily activities and ensure personal security of the

elderly. Licensed residential care facilities for the elderly in the City of San Bernardino provided 530 beds in 2013. Residential care facilities serving six or fewer persons are permitted by right of use in all residential zones, with the exception of the Student Housing overlay, and conditionally permitted in the CO, Commercial General-1 (CG-1), CG-2, and CR-2 zones without size limitation.

- **Senior Congregate Care Housing:** According to the Municipal Code, senior congregate care housing is defined as a structure(s) providing residence for a group of senior citizens (60 years of age or more) with central or private kitchen, dining, recreational, etc. facilities with separate bedrooms and/or living quarters. This type of housing is commonly referred to as "assisted living". Senior Congregate Care is permitted with a Development Permit in all multifamily zones, and with a Conditional Use Permit in four commercial zones.

As the resident population ages, the City may experience an increased demand for barrier-free housing, housing in proximity to public transportation, senior-oriented rental housing, and assisted living facilities. During the planning period the City may also experience an increasing demand for varying levels of senior care housing.

2. Persons with Disabilities (Including Developmental Disabilities)

Individuals with disabilities can have a number of physical, sensory, or mental health needs that may require special housing accommodations or financial assistance for adequate housing. Some people with disabilities have special needs that limit their employment opportunities and therefore their incomes. These individuals have lower incomes, may experience high health care costs, and require assistance to afford adequate housing, transportation, and other basic needs. A segment of the disabled population, particularly lower-income and retired individuals, may not have the financial capacity to afford needed improvements or modifications to their homes.

a. Disabilities Tallied

Between 2009 and 2011, the ACS estimated 25,491 persons in San Bernardino had a disability (12.2% of the City's population). Among people between the 18 and 64 years of age (the working age population), 15,830 persons with disabilities were reported. Among disabilities tallied for these individuals, cognitive difficulties were the most common (25%)

followed by self-care difficulties (24%), as indicated in Table H-17. Of those aged 65 and over, the ACS estimated 7,332 persons with disabilities. Ambulatory and independent living difficulties were the most common disabilities within this age group, representing 31% and 19%, respectively.

Table H-17
Disabilities Tallied

Disability by Age	Disabilities Tallied	%
[illegible]	[illegible]	–
With a hearing difficulty	259	9%
With a vision difficulty	355	12%
With a cognitive difficulty	1,606	55%
With an ambulatory difficulty	240	8%
With a self-care difficulty	476	16%
[illegible]	[illegible]	–
With a hearing difficulty	2,416	8%
With a vision difficulty	3,040	10%
With a cognitive difficulty	7,869	25%
With an ambulatory difficulty	7,673	24%
With a self-care difficulty	3,283	10%
With an independent living difficulty	7,106	23%
[illegible]	[illegible]	–
With a hearing difficulty	2,458	15%
With a vision difficulty	1,560	9%
With a cognitive difficulty	2,288	14%
With an ambulatory difficulty	5,066	31%
With a self-care difficulty	2,027	12%
With an independent living difficulty	3,160	19%

Source: American Community Survey (ACS), 2009-2011.
Note: An individual can report more than one disability.

Lower-income disabled San Bernardino residents may seek housing assistance through the county's Housing Choice Voucher program. Disabled ownership households may apply for home improvement financial assistance from the City's Housing Division. In many disabled households, modifications that improve safety and accessibility are critical contributors to quality of life.

For persons with physical or mobility limitations, California Administrative Code Title 24 requires all public buildings, employee housing, manufactured housing, and privately funded and new apartment buildings be accessible to the public through architectural standards such as ramp ways, large doors, and restroom modifications to enable handicap

access. Federally assisted new housing construction is required to build at least 5% of the total units to standards accessible for persons with mobility disabilities and 2% for persons with hearing or visual impairments.

Lower-income San Bernardino residents with HIV/AIDS may receive motel vouchers, transitional housing, permanent supportive housing, and rent, mortgage, and utility assistance from the Inland Aids Project.

b. Developmental Disabilities

A recent change in State law requires that the Housing Element discuss the housing needs of persons with developmental disabilities. As defined in Section 4512 of the Welfare and Institutions Code, developmental disability means "a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual. As defined by the Director of Developmental Services, in consultation with the Superintendent of Public Instruction, this term shall include mental retardation, cerebral palsy, epilepsy, and autism. This term shall also include disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with mental retardation, but shall not include other handicapping conditions that are solely physical in nature."

The Census does not record developmental disabilities. The State Department of Developmental Services (DDS) maintains a database of clients served by the Developmental and Regional Centers by ZIP Code. Developmentally disabled clients from ZIP Codes within San Bernardino are summarized in Table H-18. As of November 2012, at least 3,189 San Bernardino residents with developmental disabilities were being assisted at Developmental and Regional Centers.[1] Most of these individuals were residing in a private home with their parent or guardian; specifically, at least 1,442 of these persons with developmental disabilities were under the age of 18.

[1] The State DDS aggregates the client data by age group, ZIP Code, and type of housing arrangement. Data are suppressed when a ZIP Code contains fewer than 25 clients. Therefore, a range is provided for each category in Table H-18.

Table H-18
Developmentally Disabled (November 2012)

Housing Arrangement	*Age Group*	*Number*
CCF/ICF	Under 18	3 to 72
Family/Foster Home Agency	Under 18	9 to 216
Home of Parent/Family/Guardian	Under 18	1,430 to 1,453
CCF/ICF	18 to 21	6 to 144
Family/Foster Home Agency	18 to 21	4 to 96
Home of Parent/Family/Guardian	18 to 21	285 to 377
ILS/SLS	18 to 21	4 to 96
CCF/ICF	22 to 64	327 to 465
Family/Foster Home Agency	22 to 64	4 to 96
Home of Parent/Family/Guardian	22 to 64	895 to 918
ILS/SLS	22 to 64	202 to 363
CCF/ICF	65 or Older	3 to 72
Family/Foster Home Agency	65 or Older	9 to 916
Home of Parent/Family/Guardian	65 or Older	1,430 to 1,453

CCF/ICF = Community Care Facilities/Intermediate Care Facilities
ILS/SLS = Independent Living Skills/Supportive Living Services
Source: State Department of Developmental Services, November 2012. Data for ZIP Codes 92324, 92346, 92354, 92376, 92401, 92404, 92405, 92407, 92408, 92410, and 92411.

Developmentally disabled persons may request assistance from the Inland Regional Center, a private, nonprofit corporation that provides resource coordination, program referral, and some financial assistance.

3. Single-Parent Households

Single-parent households may have special housing needs related to supporting a family on a single income, child-oriented amenities, and child care assistance. The incomes of single-parent households are often limited due to the need to work fewer hours in order to care for children. Single parents employed full time may have additional costs associated with child care, which in turn limits the amount of household income available for other important expenditures such as housing and health care.

Single-parent households generally earn much lower incomes than two-parent or married-couple households. In the City of San Bernardino, married-couple households with children earn a median annual income of $51,481, while single-father households earn an average of $19,931 and single-mother households average only $16,664 per year (Table H-19).

Female-headed households may have special housing needs, particularly affordability. When looking at gender, age, and poverty, all females less than 54 years old are more likely to be below the poverty level than their male counterparts. In 2010, the Census reported a total of 13,518 female-headed families in the City of San Bernardino, comprising 22.8% of all City families. In the same year, female-headed households comprised 16.2% of families countywide. The 2012 ACS reported that female-headed households earn a median annual income of $24,038 in the City, much lower than their counterparts countywide, who earn $30,066. For both areas, single-mother households earn $3,000 to $10,000 less annually than the median for single-father households.

Considering the low incomes reported above, affordable child care and housing are of utmost importance to single-parent households, especially single mothers. The availability of such may determine whether or not a household must overcrowd or overpay for housing. Government-assisted housing projects, Head Start and other federal programs, and Housing Choice Voucher rental assistance are examples of programs that may ease the burden on lower income female-headed and single-parent households.

Table H-19
Median Family Income by Household Type

Family Type	*City*	*County*
Total	$39,681	$55,750
Married-Couple	$59,560	$67,773
With Children	*$51,481*	*$66,234*
Without Children	*$67,876*	*$69,445*
Female-Headed	$24,038	$30,066
With Children	*$16,664*	*$22,020*
Without Children	*$39,518*	*$41,927*
Male-Headed	$24,740	$39,714
With Children	*$19,931*	*$32,733*
Without Children	*$35,174*	*$46,453*

Source: American Community Survey, 2012.

4. Large Households

Large households are defined as households consisting of five or more persons. In 2010, there were approximately 15,872 households of five or more persons in the City. Of the total number of households in the City, 7,121 were five persons, 4,089 were six persons, and 4,662 were seven or more persons. Households of five or more in both the City and countywide made up approximately 27% of the total number of households, up from 17% of the total households in 1990. The increase in household size may correspond to an increasing occurrence of multiple households sharing one

housing unit. Sharing a household may be necessary to afford housing or be a personal choice related to cultural preferences for multigenerational living or communal living.

As shown in Table H-20, the number of large households in San Bernardino that own the units they occupy (7,989) in 2010 was roughly the same as the number of large households that rent (7,883). Approximately 14% of households in the City were owner-occupied by large households, compared to 14% in the county for the same group. In the City, 13% of housing units were renter-occupied households with five or more occupants, compared to only 9% in the county. The City of San Bernardino has a special need for large rental units to house families with five or more persons.

In the City, seven-person households earn the most of any household size, likely due to having at least two earners, if not three. This is an indication that large households in San Bernardino may be unrelated or nonfamily households, or households sharing a home with adult relatives.

Table H-20
Tenure by Persons in Occupied Units

Number of Persons in Household	*Owner Occupied*	*Renter Occupied*
1–4 Persons	21,849	21,562
5 Persons or More	7,989	7,883
5 Persons	*3,544*	*3,577*
6 Persons	*2,059*	*2,030*
7 Persons or More	*2,386*	*2,276*

Source: Census, 2010.

5. College Students

College students may have limited budgets due to the cost of education and limited time available for professional employment. Often students choose to live off campus to reduce living costs and may accept substandard housing or overcrowded conditions. The City is home to a number of higher education and technical training institutions. The largest institutions include the California State University, San Bernardino; San Bernardino Valley College; and American Sports University.

California State University, San Bernardino is located in the northeastern section of the City and has an annual enrollment of approximately 20,000 students. As of 2013, approximately 1,500 students lived on campus; the university expects to ultimately provide on-campus housing for approximately 3,000 students. A student housing market study was

conducted in May 2009; the study determined that demand for additional dormitory space could exceed supply sometime between 2012 and 2014. The University may consider building or leasing 100–200 dormitory-style bedrooms and recently opened a 132-bedroom apartment community (University Village) to serve these growing needs.

Funding for on-campus housing projects increases or decreases with the health of the overall economy and the State budget. A previous survey of student housing preferences revealed that on-campus housing was a low priority to students and a small minority (8%) responded that campus housing was important to them (compared to 17% for the entire California State University system). Over three-quarters (78%) of students chose CSUSB because it was "close to home," which may indicate that many students live with their families while attending school. For students choosing or able to live independently of their families, however, proximity to the CSUSB may be an important factor in selecting housing. The older single-family housing stock in San Bernardino may be an important source of affordable housing for students seeking to rent a home as a group.

The San Bernardino Valley College (SBVC) is a community college with an enrollment of approximately 12,300 students and is located just west of the downtown area. San Bernardino Valley College does not offer on-campus housing or dormitories, but provides technical assistance to help students find off-campus apartments and housing for rent in the local area. SBVC estimates total living expenses for one academic year (10 months) at $11,500, which includes rent, meals, transportation, and personal expenses.

Additionally, the American Sports University (ASU) is located in downtown San Bernardino. ASU is the nation's only four-year college dedicated to sports education and operates as an independent, non-profit, private institution granting bachelor and master degrees in the discipline of sports education. The current capacity is about 3,000 students, although ASU may have plans to expand in the future.

San Bernardino's population of 13,500 or more college students represents a large portion of the City's housing needs. A high percentage of students attending higher education and technical training institutions live within the community and many live with their parents or other family members. On-campus housing is relatively limited but is not considered in high demand due to the relatively low cost housing options available throughout the rest of the community.

Duplexes, triplexes, fourplexes, and stacked flats are examples of housing products that can serve the needs of students (at 10–20 units per acre) and remain compatible with existing lower- or medium-density neighborhoods. The City's Residential Student Housing overlay (RSH) permits multifamily dwellings— including apartments and condominiums— that house student populations up to a density of 20 units per acre on sites of at least five acres. Student housing is required to provide amenities in relation to the number of units/bedrooms.

New student housing in the downtown could offer access to the San Bernardino Valley College and ASU at much higher densities in buildings that consist solely of residential apartments or as part of a mixed-use development.

6. Farm Workers

The citrus industry was a central feature of the City's early economy and employment base, and strongly influenced the development patterns within the San Bernardino Valley. With the post–World War II development boom, however, the once prolific orange groves and grape vineyards rapidly disappeared. Today, there are only small parcels in active agricultural use in the City, and there are no agricultural zoning designations in the City.

Farm workers generally have low incomes due to the unskilled and manual labor nature of their work. While all farm workers may face difficulty in affording adequate housing, migrant farm workers have a special need for housing on a seasonal basis.

According to 2007-2011 ACS data, there were 716 people employed in farming, forestry, and fishing occupations. This is less than 1% of the City's total population age 16 and over. The need for farm worker housing is less than significant since the City is not a center of agricultural production.

According to the California Department of Housing and Community Development, farm worker housing exists in agricultural areas of the county, the nearest in Beaumont, approximately 28 miles east of the City.

7. Homeless Persons

The homeless are residents with the most urgent and sensitive housing needs. Homelessness may occur following a range of situations, such as domestic violence, mental illness, substance abuse, loss of employment,

and personal debt. The complexity of drivers for homelessness speaks to the breadth of programming necessary to serve and rehabilitate this subpopulation.

In 1991, the San Bernardino County Homeless Coalition (Coalition) was established to address homelessness in the City of San Bernardino and in the county in general. The Coalition consists of representatives of government agencies, churches, and organizations providing aid to the homeless, and private agencies and individuals concerned with the needs of the homeless. A primary service provided by the Coalition is to identify the magnitude of the homeless problem throughout the county, and to specify specific needs throughout each geographic area. Many homeless persons are transient, moving between shelters, encampments, and the like. The nomadic nature of homelessness makes assessing the number and need of this subpopulation difficult.

In 2013, the San Bernardino County Homeless Partnership conducted a comprehensive census and survey of the county's homeless population. The Partnership trained survey administrators, including homeless persons and formerly homeless persons, to improve accountability and seek out the less visible homeless. The survey administrators counted 908 homeless persons in the City of San Bernardino, including 497 unsheltered homeless. Of the sheltered homeless counted, 37% were living in emergency shelters and 42% were counted in transitional housing facilities.

There is also an unseen homeless population of families and individuals that reside in extremely overcrowded conditions or in motels in order to afford housing. Any disruption to their income, such as a loss of employment or illness, could result in homelessness.

a. Continuum of Care

A continuum of care is needed to provide a full range of services to address the various unmet needs of the City's homeless population. A comprehensive plan must address underlying physical, social, mental, and economic needs. The continuum of care to address homelessness in San Bernardino's involves four main components:

- Homeless prevention – Services aimed at decreasing the number of households and individuals who are at risk of homelessness. The City provides emergency assistance to residents in need.
- Homeless outreach and needs assessment – Communicating with the homeless to understand their needs in order to create

responsive programs. The City works with homeless service providers to identify gaps in assistance and provides gap financing on an annual basis.

- Emergency shelter and transitional housing – Emergency shelters are needed to meet the immediate short-term needs of the unsheltered homeless. Emergency shelters provide housing for up to six months and may offer some in-house services or service referrals. Transitional shelters permit stays of no less than six months and integrate rehabilitation services. Transitional housing programs often provide mental health counseling, parent education, English language education, financial counseling, substance abuse treatment, and other services intended to provide participants with improved life skills necessary to transition to self-sufficiency. The City provides funds to emergency shelters and transitional housing service providers. Emergency shelters are permitted with approval of a building permit in specific areas of the City.
- Homeless transition strategy – Permanent supportive housing refers to permanent housing with no limit on length of stay in which the organization managing the housing or another service entity provides supportive services such as continued counseling, job training, and child care. Graduates of transitional housing programs benefit from continued support services and emergency assistance available in permanent supportive housing programs. The City provides funds to homeless service providers offering transition assistance.

Funding available for projects and programs that address the needs of the homeless is highly limited due to the State Legislature's elimination of redevelopment agencies in 2012 and diminishing federal funds (e.g., Community Development Block Grant [CDBG] and Emergency Solutions Grant [ESG]). In years past, up to 15% of the City's annual CDBG allocation and the majority of the ESG funds had been used to support social service providers and shelter operations that serve the homeless. Furthermore, a portion of the former Economic Development Agency's (EDA) Low and Moderate Income Housing Fund (LMIHF) was used to support emergency shelter and transitional housing development. ESG and CDBG funds will continue to support homeless services in the future. However, LMIHF is no longer an available resource to the City. In addition, the City will continue to participate in the following:

- Shelter Plus Care Program: Through the program, the Housing Authority of the County of San Bernardino (HACSB) provides rental subsidies and administers housing assistance, while the San

Bernardino County Department of Behavioral Health provides services ranging from job training, health care, supportive services, and educational services, allowing a tenant an opportunity to obtain economic and social independence, when otherwise they may still be homeless.

- San Bernardino County Continuum of Care Coalition: The City is an active participant in the Continuum and provides staff resources and funds to the organization made up of various public and private agencies concerned with homelessness. The Coalition provides interagency coordination and assistance to facilities throughout the county.

The existing network of service providers available to assist the City's homeless persons and those at risk of homelessness is extensive. Table H-21 identifies a number of organizations in San Bernardino that provide emergency shelter, transitional housing, and supportive services for the homeless or at-risk homeless.

The San Bernardino County Homeless Partnership maintains the Guide to Homeless Service Providers of agencies and organizations active in the county.

b. Zoning for Emergency Shelters, Transitional Housing, and Permanent Supportive Housing

The Development Code provides an Emergency Shelter overlay zone (Chapter 19.10-E) to permit emergency shelters serving up to 60 persons nightly without discretionary review within five designated areas spread across the City and its wards. The overlay zone covers roughly 145 acres of land divided into 127 parcels, of which 51 (40%) are one-half-acre or greater as individual parcels. Another 36 parcels are 0.46 to 0.49 acres, meaning approximately two-thirds of the parcels designed for the overlay are about one-half-acre or larger. The land is designated in one of three zoning categories: Industrial Light (IL), Commercial Heavy (CH), or Office Industrial Park (OIP). The areas are characterized by light manufacturing, warehousing, residential, and commercial uses.

Selection of locations for the Emergency Shelter overlay zone in the IL, CH, and OIP zones was based on a number of factors that indicate the greatest opportunities for shelter development and supporting resources to be located in these areas.

Table H-21
Bernardino Emergency Shelters and Transitional Housing

Name	*Services*	*Target Population*	*Beds*
Catholic Charities	Motel vouchers, emergency food, and utility assistance	All	N/A
Central City Lutheran Mission	Health clinic, food, and youth programs; cold weather emergency shelter	Men	60
Community Action Partnership of San Bernardino County	Motel vouchers, rental assistance, family self-sufficiency supportive services	Families	N/A
Frazee Community Center	Emergency shelter, transitional housing, case management, and supportive services	All, veterans	14
Foothill AIDS Project[1]	Emergency shelter, transitional housing, permanent housing, rent/utility assistance, case management, food bank, supportive services	Persons with HIV/ AIDS	N/A
House of Angels	Transitional housing, food bank, supportive services	Women	N/A
Inland Temporary Homes	Emergency shelter, transitional housing	Families	25 families
Miracles in Recovery	Supportive services	All	N/A
Option House Domestic Violence1	Temporary crisis intervention shelter, 18 month transitional housing; rent/utility assistance, supportive services	Women and children	60
Restoration House of Refuge	Transitional housing, supportive services	Women	N/A
Salvation Army	Emergency shelter	Men	28
Salvation Army	Emergency shelter	Women and children	68
Salvation Army	Emergency shelter	Men	124
Salvation Army	Transitional housing	All	N/A
Set Free Christian Fellowship	Emergency shelter	All	N/A
Time for Change Foundation	Emergency Shelter	Women and children	8
Turrill Transitional Assistance	Transitional housing, supportive services, case management	Veterans	21
Veronica's Home	Emergency Shelter	Women and children	40
Veronica's Home II	Emergency Shelter	Women and children	80

Source: Community Action Partnership of San Bernardino County 2013

- Trends have shown social services seeking more affordable land and buildings in light industrial/heavy commercial zones. For example, the Salvation Army, the San Bernardino County Food Bank and Community Action Partnership, a social service agency providing support services to homeless and low-income individuals, have all constructed new facilities in the IL zone in recent years.
- These zones are employment centers most likely to provide entry level employment opportunities for shelter residents.
- As employment centers, these zones are well-served by transit.

Potential exposure of shelter residents to environmental hazards or nuisance conditions that are not compatible with residential uses was also considered in the selection of areas to apply the Emergency Shelter overlay zone. The IL, CH and OIP zones do not permit the more intensive heavy industrial uses or hazardous activities or extensive outdoor industrial uses permitted in the Heavy Industrial (IH) or Industrial Extraction (IE) zones). The OIP zone is defined as a business park environment, where no outdoor uses, and no noisy or hazardous uses are permitted. Finally, the IL, CH, and OIP zones of the City are still occupied by numerous individual residences and neighborhoods. In recognition of these established residential uses throughout these areas, existing single family residences (existing prior to adoption of the current Development Code in 1991) are permitted uses in the IL, CH, and OIP zones. As permitted uses, they are not restricted from improvement or expansion.

At least one-third of the sites are vacant and readily available for development. Some of the developed parcels could be redeveloped for emergency shelter use with limited improvements, such as the addition of more windows for improved ventilation and lighting. The available sites have the potential to meet and exceed the City's need for 497 additional shelter beds.

Affording transportation is often a problem for those in need of emergency shelter. The designated areas are served by multiple Omnitrans bus routes that can provide low-cost transportation for those in need of shelter. Route 2 operates along the E Street Corridor and travels from the northern boundary of the City to the southern area, stopping at Loma Linda Hospital. Route 5 connects Downtown San Bernardino to California State University San Bernardino. Route 8 connects Downtown to Loma Linda, Mentone, and Yucaipa. Route 9 connects Downtown to Loma Linda, Redlands, and Yucaipa; Route 10 runs along Baseline Road and serves as a major east–west connector. Route 14 travels along Foothill Boulevard, turning into 5th Street and intersecting with the downtown. Route 15

connects San Bernardino to Fontana, Rialto, and Redlands. These Omnitrans routes can connect emergency shelters to high schools, community colleges, medical centers, post offices, local government offices, employment centers, and other service providers.

The Development Code establishes standards for new and adaptive reuse for emergency shelters in accordance with State law. The standards ensure that shelters are developed and managed in a safe manner while removing the potential hurdles created by the requirement of a conditional use permit.

- Maximum resident density of 1 resident per 150 square feet up to a maximum of 60 residents
- Maximum length of stay: 6 months
- Site cannot be located more than 0.5 miles from a public transit line
- Off-street parking: one space per 1,000 square feet of gross floor area or one space for each employee on the largest shift plus one space for each agency vehicle plus three visitor spaces, whichever is greater
- Fencing and exterior lighting conforming to the development standards of Chapter 19.20 of the Development Code
- Security and management plan to operate the shelter in a safe and effective manner and coordinate services offered to residents

8. Extremely Low-Income Households

As stated earlier in the element, there were 12,545 extremely low-income households in San Bernardino in 2010, with rental households representing over three quarters of this group. These households earn less than 30% of the area median income and often face difficulty paying for multiple aspects of living, including shelter, food, clothing, and education. Extremely low-income households are commonly employed in the service and hospitality industries. Many are often at risk of becoming homeless and may receive assistance or take shelter at the City's emergency shelter and transitional housing facilities.

Based on State income limits for 2013, a four-person, extremely low-income household earns no more than $20,100, and can afford approximately $258 per month for rent. Homeownership and rental opportunities for extremely low-income households are considered financially infeasible throughout California, including San Bernardino, due to the levels of subsidies required for a single unit.

According to 2010 CHAS, there were 3,470 extremely low-income renter households and 3,075 extremely low-income ownership households in San Bernardino. Roughly 82% of these renter households and 77% of these ownership households experienced overpayment problems. Approximately 71% of these renters and 60% of the owners paid in excess of 50% of their income for housing—a condition called extreme overpayment.

Large-family households made up roughly 20% of the City's extremely low-income households. Smaller families or households (2 to 4 members) made up nearly 37% of extremely low-income households, with 1- and 2-person elderly households representing another 23%. Accordingly, well over half of extremely low-income households would benefit from smaller studio, one-, and two-bedroom units. Two-bedroom units could also serve some of the large-family households without creating overcrowded conditions.

In addition to the City's homeless resources and zoning, the Development Code allows single room occupancy (SRO) hotels in the Commercial General (CG-2) and Commercial Regional-Downtown (CR-2) zones, with approval of a CUP. SROs can serve as permanent or transitional supportive housing for extremely low-income households, including the formerly homeless. Transitional housing may also be located in single-family homes (e.g., rooms for rent) or apartments to provide a bridge between group housing in a shelter and completely independent living. In accordance with State law, transitional housing is permitted by zone based on unit type.

Conventional housing can also serve extremely low-income households. The constructed and approved income-restricted projects described in the Land Resources section of this Element serve households earning 0-80% of the area median income, with a portion earning less than 30% of the area median income. For example, the TELACU III property (constructed in 2009) provides 75 units of income restricted housing, of which 63 were occupied and restricted for extremely low-income households. Some funding sources that finance income-restricted projects require deep levels of subsidy that target extremely low-income households. Additionally, 185 of the 252 units currently located at Waterman Gardens (an existing development owned by the Housing Authority), and 22 units at the Magnolia Senior Apartments at Highland and Medical Center, which was under construction in 2013, are serving extremely low-income residents.

Overcrowding

Overcrowding refers to a living situation in which there is more than one occupant per room in the house (rooms excluding hallways, bathrooms, closets, and kitchens). Overcrowding is one measure of the ability of existing housing to adequately accommodate the existing population.

Generally, overcrowding indicates that the housing costs of available housing with a sufficient number of bedrooms exceeds a family's ability to afford such housing or unrelated individuals (such as students or low-wage single adult workers) must share dwelling units due to high housing costs. Cultural preferences for shared rooms and multigenerational living arrangements may also be a contributing factor to overcrowding.

Overcrowding is not a widespread issue in San Bernardino. This reflects the City's oversupply of single-family detached homes, large multifamily housing stock, and housing affordability. As shown in Table H-22, approximately 10% (3,088) of the City's ownership households and 21% (6,139) of renter households experience overcrowding.

Table H-22
Overcrowding

	Owner		*Renter*		*Total*
Persons Per Room	***Number***	***Percent***	***Number***	***Percent***	***Percent***
1.00 or less	28,232	90%	23,155	79%	85%
Overcrowded Households					
1.01 to 1.50	2,415	8%	3,938	13%	11%
1.51 or more	673	2%	2,201	8%	4%

Source: 2007-2011 American Community Survey.

Overpayment

Overpayment for housing generally refers to a household expending more than 30% of its income for housing. Overpaying for housing is an increasing problem in many cities, particularly among lower-income households. Some households may pay more than 50% of income toward housing, a situation called severe overpayment.

Overpaying for housing is considered a housing problem because it leaves a household with limited financial resources for other important expenses such as health care and transportation. According to the 2010 CHAS, approximately 51% of all San Bernardino households overpaid for housing, including 27% that spend at least half of their income for housing

(Table H-23). A total of 13,899 owner households and 16,989 renter households overpaid in 2010. This indicates that rental housing is typically the only option for very low-income households. According to the 2010 CHAS database, 79% of lower-income households overpaid, including 35% of lower-income owner households and 84% of lower-income renter households.

Table H-23
Overpayment

Percentage of Income for Housing	*Owner*		*Renter*		*Total*
	Number	*Percent*	*Number*	*Percent*	*Percent*
Less than 30%	17,766	56%	12,311	42%	49%
Overpaying Households					
30% to 49%	7,039	22%	7,364	25%	24%
50% or more	6,860	22%	9,625	33%	27%

Source: 2010 CHAS.

While some households may choose to pay over 30% of their income for various reasons, such as tax advantages or because they desire a specific neighborhood or school district, many overpaying households are forced to pay a large percentage of their income either because they cannot afford anything less, or they are limited due to a lack of available low-cost housing options. Unexpected circumstances (such as loss of income or employment, or an emergency medical expense) may put these households at imminent threat of becoming homeless.

Units in Need of Rehabilitation and Replacement

A housing conditions survey of neighborhoods developed prior to the mid-1980s was performed in 1999 to identify areas in need of rehabilitation. Since then many neighborhoods have experienced declines due to the aging of the housing stock, inability of residents to afford maintenance, absentee landlords deferring maintenance, and improperly managed foreclosed properties. The 1999 Housing Condition Survey estimated that 15% of the City's multi-family properties (approximately 3,000) were in poor condition or in need of replacement. Additionally, approximately 11,000 units or 29% of single family blocks (particularly in the older neighborhoods) were in poor condition or in need of replacement.

The City's housing stock continued to decline despite several grant and assistance programs intended to improve housing conditions and neighborhood aesthetics. Predatory lending practices and unemployment

rendered thousands of San Bernardino households unable to afford their mortgage payments. The single-family housing stock suffered greatly from deferred maintenance, abandonment, and foreclosure. The multifamily housing stock continued to deteriorate due to inadequate property management. In 2009, the City estimated that approximately 15,000 units were in need of substantial rehabilitation or replacement. These dilapidated units represented 23% of the City's housing stock. Approximately 12 of the 23% were multifamily units. The balance (10%) represents single-family homes, including duplexes, triplexes, and fourplexes, due to the low density nature of older development in San Bernardino. The City further estimated that 30% or about 4,500 units (of the 15,000 total) were in need of replacement. The majority of replacement need is in the City's aging fourplex stock. With the depressed market conditions, loss of redevelopment funds, and severe cuts in federal funds, much of the City's housing stock requiring substantial rehabilitation continues to experience deferred maintenance.

As of September 2013, 438 properties in San Bernardino were undergoing the foreclosure process, according to Foreclosure Radar. These properties total over 1,000 housing units. Specifically, 163 units were being auctioned, 52 properties were bank-owned, and 223 properties were in pre-foreclosure sale (short-sale).

The City is using federal HOME funds for the acquisition and rehabilitation of foreclosed properties (Program 3.2.1) and the rehabilitation of single-family housing (Program 3.2.4). Neighborhood Stabilization Program (NSP) was a significant source of funding for the City in addressing foreclosure issues. However, NSP is expiring with no new legislation to provide additional funding. HOME Community Housing Development Organization (CHDO) funds may be used to acquire and rehabilitate substandard multi-family rental housing in the City (Program 3.2.8). However, given the limited funding, the number of housing units that can be rehabilitated is limited.

Additionally, the Housing Authority of the County of San Bernardino (HACSB) is undertaking a revitalization effort at the federally subsidized Waterman Gardens. The HACSB is beginning the process of revitalizing and transforming this housing development on the key San Bernardino intersection of Waterman Avenue and Baseline Street to provide mixed-income housing, community services, and commercial/retail opportunities. The goal of the project is to create a sustainable neighborhood that includes a variety of housing types in small community clusters that are knit into the fabric of the surrounding community. The new site design will increase the housing count to approximately 400 units, ranging from

affordable to market rate family units, as well as designated units for seniors.

Preservation of At-Risk Housing

State housing element law requires localities to identify multifamily rental housing projects that are assisted through various local, state, and federal resources. Affordable multifamily housing is a critical asset for meeting the needs of lower-income households, including extremely low-income households and special needs households.

The housing element must establish a preservation plan for units eligible to convert to market rate prices within ten years of the beginning of the planning period (through October 15, 2023). Assisted units may convert to market rate for several reasons: expiring subsidies, mortgage prepayments, or expiration of affordability restrictions.

As of September 2013, there were 2,205 multi-family rental units in San Bernardino that were formally restricted for lower-income households (see Table H-24). Many of these projects are assisted with project-based Section 8 contracts that are due to expire within the 10-year timeframe of the at-risk housing analysis. A total of 1,627 units are considered at risk of converting to market-rate housing due to expiration of subsidy contracts.

Table H-24
Assisted Housing Projects in San Bernardino

Project Name and Address	*Assisted Units*	*Total Units*	*Funding*	*Earliest Date of Expiration*
Pioneer Park Plaza 540 N. "F" Street	160	161	Section 8/ RDA L/M	6/30/2013
San Bernardino Senior 1530 W. Baseline Street	74	74	Section 202/ PRAC	9/15/2013
TELACU I Sierra Vista 650 W 6th Street	74	74	Section 202/PRAC	11/30/2013
TELACU II Monte Vista 772-776 4th Street	74	75	Section 202/PRAC	11/30/2013
TELACU III Buena Vista 365 E Commercial	74	75	Section 202/PRAC	10/31/2013
TELACU V SWC 4th and G Street	74	75	Section 202/PRAC	12/31/2013
AHEPA 302 Apartments Gilbert Street and Parkside	90	90	Section 202/PRAC	12/31/2013
Arrowhead Vista Apartments 24317 East 4th Street	40	40	Section 202 / Section 8	3/25/2014
Beautiful Light Inn 1365 N. Waterman Avenue	100	100	Section 202 / Section 8	2/24/2014
Foothill Villas 2631 West Second Street	239	239	PD / Section 8	2/28/2014
Sterling Village 7630 Sterling Avenue	80	80	HFDA/ Section 8	4/28/2014
Meadowbrook Park & Tower Apartments 191 West 2nd Street	210	306	LMSA	6/30/2014
St. Bernardine Plaza 550 W. 5th Street	148	150	Section 202/ Section 8	3/22/2016
Little Zion Manor 2000 Jubilee Ct.	125	125	HFDA / Section 8	6/30/2016
Village Green Apartments 2122 West Chestnut Street	65	184	LMSA	3/31/2018
Lutheran Senior 2355 N. Osborn Road	49	50	Bond/HOME	2040
Waterman Gardens 1738 W. Ninth Street	242	256	Various\ HACSB	In perpetuity (In process of redevelopment to mixed-income housing)
Medical Center 924 Wilson Street	287	296	Various\ HACSB	In perpetuity
Total Units	**2,205**	**2,450**	--	--

Source: City of San Bernardino, 2013

1. Preservation Options

Preservation of these at-risk units generally can be achieved by having the owner restructure the mortgage financing and/or through the provision of rental assistance to tenants and/or using funding sources other than Section 8 contracts.

Typically, transferring the at-risk projects to nonprofit ownership would ensure the long-term affordability of the units. However, this option may not work well in San Bernardino since most of the at-risk projects are already owned by nonprofit housing providers, and they may not have the wherewithal to take on another property. The applicable options for these projects are to restructure financing in such a way that rent subsidies would no longer be needed, and/or to substitute the expiring Section 8 assistance with rent subsidies from other funding sources.

a. Restructuring Financing

Restructuring the mortgage financing of a subsidized project can eliminate or reduce the need to provide ongoing subsidies. The Multifamily Assisted Housing Reform and Affordability Act of 1997 addresses expiring Section 8 contracts. This act provides authority to HUD to operate a program to reduce over-subsidized Section 8 contracts, restructure project financing, and provide funds for rehabilitation needs. Under this program, owners are given favorable tax treatment provided that they preserve units at rents affordable to very low-income households. At-risk projects in San Bernardino may be eligible to participate in the HUD-funded Mark-to-Market program which offers tax incentives for the financial restructure of the projects to reduce Section 8 subsidies required. Furthermore, as most projects are nonprofit-owned housing for seniors, renewal of Section 8 subsidies is given a priority by HUD.

b. Rent Subsidies

Based on Fair Market Rents established by HUD and the affordable housing rent by very low-income households as previously shown in Table H-15, the monthly rent subsidies required for the 1,627 units are estimated at $772,639 or annual subsidies of $9.3 million. Funding at this level may be difficult to obtain.

Table H-25
Rent Subsidies Required

Unit Size/Household Size	Number of Units	Fair Market Rent	Household Annual Income	Affordable Housing Cost	Monthly per Unit Subsidy	Total Monthly Subsidy
Very Low Income (50% AMI)						
0 Bedroom/ 1-Person HH	10	$763	$23,450	$459	$304	$3,040
1 Bedroom/ 2-Person HH	1,171	$879	$26,800	$505	$374	$437,954
2 Bedroom/ 3-Person HH	289	$1,161	$30,150	$548	$613	$177,157
3 Bedroom/ 4-Person HH	157	$1,577	$33,500	$593	$984	$154,488
Total Monthly	1,627	$772,639				
Total Annual Subsidy		$9,271,668				

Source: Veronica Tam and Associates, 2013.
Notes:
1. Fair Market Rent (FMR) is determined by HUD. These calculations use the 2013 HUD FMR for San Bernardino County.
2. Rents are restricted to 50% AMI in these buildings, which puts residents in the Very Low Income Category, set by the California Department of Housing and Community Development (HCD).
3. The affordable housing cost is calculated based on 30% of the AMI, minus utilities for rentals.
4. The monthly subsidy covers the gap between the FMR and the affordable housing cost

2. New Affordable Multifamily Construction

An indicator of construction costs is Building Valuation Data compiled by the International Code Council (ICC). The unit costs compiled by the ICC include structural, electrical, plumbing, and mechanical work, in addition to interior finish and normal site preparation. The data is national and does not take into account regional differences, and does not include the price of the land upon which the building is built. The national average for development costs per square foot for apartments and single-family homes in February 2013 ranged from $130 to $146 per square foot. At $146 per square foot, the replacement construction costs for 1,627 units are estimated at over $202 million, not including land costs.

Table H-26
Estimated Construction Costs

Unit Size	(A) Total Units	(B) Estimated Average Unit Size (sq. ft.)	(C) Estimated Gross Building Size	(D) Estimated Gross Building Costs
0 Bedroom	10	500	6,000	$876,000
1 Bedroom	1,171	650	913,380	$133,353,480
2 Bedroom	289	800	277,440	$40,506,240
3 Bedroom	157	1,000	188,400	$27,506,400
Total	**1,627**		**1,385,220**	**$202,242,120**
Average Per Unit Cost:				**$124,304**

Note: Unit size is inflated by 20% to account for hallways and common areas.

3. Resources for Preservation

Several federal, State, and local programs are available for acquisition, subsidy, or construction of new affordable multifamily rental units. The most common financial resources are Community Development Block Grants (CDBG), HOME Investment Partnership funds (HOME), and Low Income Housing Tax Credits.

The Department of Housing and Community Development maintains a database of qualified entities interested in acquiring and managing affordable housing. Qualifying entities then have the opportunity to make an offer and preserve the project's affordability. To qualify, several criteria must be met, including being able to manage the facility; maintain affordability for no less than 30 years (or the remaining term of assistance); preserve the occupancy profile and maintain the level of affordability; and renew subsidies if available. Qualifying entities for San Bernardino County include, but are not limited to:

- Los Angeles Center for Affordable Tenant Housing
- Abbey Road Inc.
- BUILD Leadership Development Inc.
- Century Housing Corporation

- Century Pacific Equity Corporation
- Coachella Valley Housing Coalition
- Coalition for Economic Survival
- Community Partnership Dev. Corp
- CSI Support & Development Services
- DML & Associates Foundation
- Foundation for Quality Housing Opportunities, Inc.
- Housing Corporation of America
- Irvine Housing Opportunities
- Jamboree Housing Corporation
- Keller & Company
- Los Angeles Housing Partnership, Inc.
- Los Angeles Low Income Housing Corp. (LALIH)
- Neighborhood Housing Services of the Inland Empire, Inc.
- Nexus for Affordable Housing
- Orange Housing Development Corporation
- Poker Flats LLC
- ROEM Development Corporation
- San Diego County SER-Jobs for Progress, Inc.
- Shelter For The Homeless
- Southern California Housing Development Corp
- Southern California Presbyterian Homes
- The East Los Angeles Community Union (TELACU)

2014-2021 RHNA

State housing element law requires that each city analyze its existing and projected housing needs for all income levels. This analysis must include a locality's fair share of the regional need. The distribution of regional need is prepared by SCAG in its Regional Housing Needs Assessment (RHNA). The current RHNA was prepared in 2012 and is shown in Table H-27 for the City of San Bernardino.

Table H-27
City of San Bernardino RHNA 2014-2021

Amount	*Very Low*	*Low*	*Moderate*	*Above Mod.*	*Total*
Number	980	696	808	1,900	4,384
Percent	22%	16%	19%	43%	100%

Source: SCAG 2012.

In addition, state housing law requires that each city develop a program of actions designed to meet its regional need. It is projected that during the

2014-2021 RHNA planning period, the City will need to provide the regulatory framework to accommodate 4,384 new dwelling units. The City's regional need is distributed by income level, very low (up to 50% of the Area Median Income, low (between 50 to 80% AMI), moderate income (80 to 120% AMI), and above moderate (120% or more of the AMI). State housing law directs each jurisdiction to consider one-half of its RHNA for very low-income households to be extremely low-income, which translates to 490 extremely low-income units. Extremely low-income households earn no more than 30% of the Area Median income and face the most significant challenges to affording adequate housing.

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LAND RESOURCES

This section summarizes the land, financial, and administrative resources available for the rehabilitation, preservation, and focused development of housing in San Bernardino. The analysis provided includes an evaluation of the availability of land resources for future housing development to respond to future housing needs.

San Bernardino offers a wide range of lifestyles, with large-lot housing near the National Forest, lower- and medium-density housing throughout the suburban landscape, and higher-density and mixed-use housing options in the downtown. The future housing strategies seek to continue offering a variety of housing options. This includes highly amenitized single family housing for young professionals and families, lower- and medium-density single and multifamily workforce housing options, and higher-density transit-oriented and mixed-use housing for young professionals and others seeking a more active living environment.

The transit network in San Bernardino provides people with excellent local and regional access. Local and regional bus service is provided by Omnitrans, the regional public transit operator for San Bernardino County. Omnitrans operates 27 local fixed routes, 13 of which serve the San Bernardino Planning Area. The Southern California Regional Rail Authority (Metrolink) provides express rail service between San Bernardino and Los Angeles. Intercity bus service is provided to downtown San Bernardino by Greyhound.

Regional Housing Needs Assessment (RHNA)

A core component of the Housing Element is the Regional Housing Needs Assessment (RHNA). The RHNA, developed through a process directed by HCD and SCAG, represents the number of housing units–divided into various household income categories–that have been calculated to represent San Bernardino's "fair share" of the regional housing need during the Housing Element planning period (2014-2021). By law, the City is required to show in the Housing Element that adequate sites are available to accommodate the construction of new housing units consistent with the RHNA. Recognizing that development is often constrained by the market, environment, and other factors, housing element law requires that the City do its part to facilitate housing construction by designating and zoning land for residential use at appropriate densities, and by eliminating impediments to housing development.

San Bernardino's RHNA for the 2014-2021 planning period has been determined by SCAG to be **4,384 housing units**, including 980 units for very low-income households,[1] 696 units for low-income households, 808 units for moderate-income households, and 1,900 units for above moderate-income households.

Sites Inventory

The City has ample residential development opportunities with sufficient capacity to meet the identified housing need, as illustrated in Table H-30 and Figure H-7. The opportunity sites listed in this Housing Element consist predominantly of vacant residential sites; mixed-use sites located in the Downtown core and in or near the Transit Overlay District (TD) zone are also identified. Together, these vacant and underutilized sites ensure that adequate sites in excess of the RHNA are available. There are no significant identified constraints on these sites that would prevent development or reuse during the Housing Element period.

The basis of the sites inventory is a GIS survey of vacant residential and mixed-use sites. An evaluation removed any vacant sites with environmental, physical, or regulatory constraints. All of the included sites are in areas readily served by utilities and are free from known significant environmental constraints. Parcels unable to meet minimum lot size requirements were also removed from the inventory.

1. Sites Inventory Considerations

a. Realistic Capacity

Consistent with HCD Guidelines, the methodology for determining realistic capacity on each identified site must account for land use controls in place and required site improvements. Realistic capacity for each site was calculated conservatively (80% of maximum density), with the exception of sites where senior housing is also permitted at higher densities; in this case, the assumption has been adjusted upwards slightly but still below the maximum permitted density for non-senior housing. On sites where mixed-use development with a residential component is

[1] Pursuant to AB 2634, local jurisdictions are also required to project the housing needs of extremely low-income households (0-30% AMI). In estimating the number of extremely low-income households, a jurisdiction can use 50% of the very low-income allocation or apportion the very low-income figure based on Census data. Therefore, the City's very low-income RHNA of 980 units can be split into 490 extremely low-income and 490 very low-income units.

anticipated, only half the total acreage was used to calculate anticipated units in order to account for the non-residential development component.

b. Zoning Appropriate to Accommodate Housing Affordable to Lower-Income Households

Sites identified to meet the RHNA in the sites inventory are distributed among the four affordability groups (extremely/very low, low, moderate, and above moderate) in two ways: 1) based on the State-established default density or 2) based on estimated housing cost for those specific types of units.

State-Established Default Density
The capacity of sites that allow development at densities of at least 30 units per acre are identified to meet the lower-income RHNA, consistent with State law. The California Government Code states that if a local government has adopted density standards consistent with the population-based criteria set by State law (at least 30 units per acre for San Bernardino), HCD is obligated to accept sites with those density standards (30 units per acre or higher) as appropriate for accommodating the jurisdiction's share of regional housing need for lower-income households. As such, per Government Code Section 65583.2(c)(3)(B), the City's Residential High zone (which permits residential development at 31 units per acre and senior housing at 47 units per acre) and the Commercial Regional-Downtown (CR-2) zone (where mixed-use development is permitted at 47 units per acre and senior housing at 130 units per acre) are consistent with the default density standard for metropolitan jurisdictions such as San Bernardino; therefore, these land use categories accommodate housing for lower-income households.

Affordability Based on Estimated Housing Cost
Given the ample availability of vacant land for residential development and that land values and construction costs in San Bernardino and the surrounding area are substantially lower than in other areas, such as Los Angeles and Orange Counties, to which the 30 units per acre default density also applies, the assumption that density ranges less than 30 units per acre can facilitate development of housing for lower-income households represents a realistic and reasonable assumption. The relatively lower land values in San Bernardino as compared to the region have yielded lower-priced housing, often affordable to low- and moderate-income households, at densities below 30 units per acre.

As described in the discussion on Housing Characteristics of the Community Profile, the average home sales price was approximately

$156,500, and the average rent for a one-bedroom unit was approximately $650 per month. In comparison, the maximum affordable sales price for a low-income family of four in 2013 was $181,533, and the maximum affordable rent for a low-income couple was $908 per month. The existing housing stock appears to be affordable for lower-income households based on State income limits and affordability thresholds.

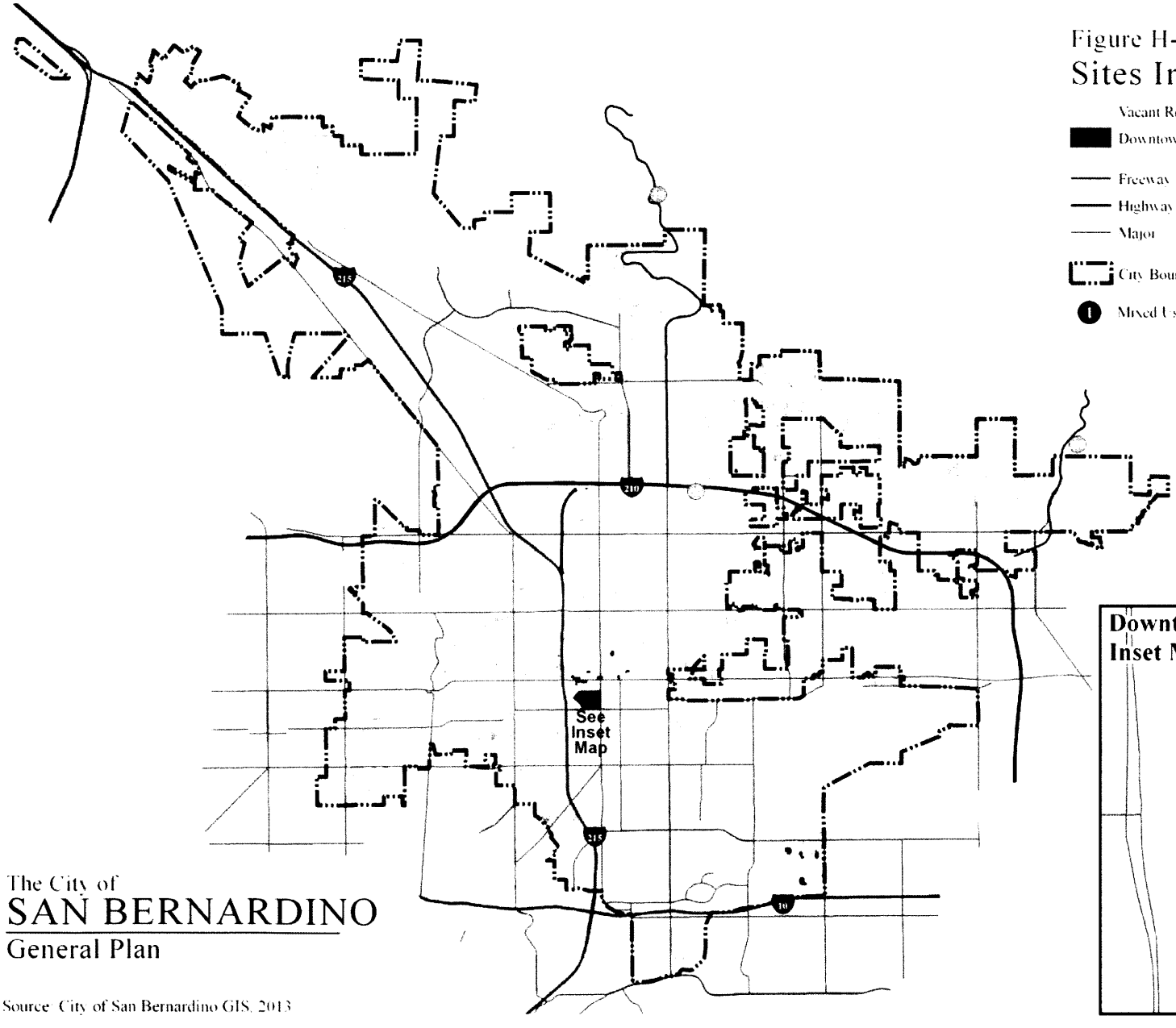
Based on this information, sites identified in zones allowing multi-family housing at a density of at least 24 units per acre (this density would facilitate multi-family dwellings, including apartments and condominiums) are considered appropriate to accommodate housing affordable to lower-income households. As such, the City's Residential Medium High (maximum density of 24 units per acre/36 units per acre for senior housing) zone is considered appropriate to accommodate housing for very low- and low-income households. The Residential Medium zone (maximum density of 12 units per acre/18 units per acre for senior housing) is considered appropriate to accommodate housing for moderate-income households. Housing at this density may be in the form of small lot single-family homes, courtyard housing, and walk-up townhomes. The adoption of alternatives to the "default densities" strategy of calculating units to accommodate the RHNA is allowed by State law under California Code Section 65583.2(c)(3)(A).

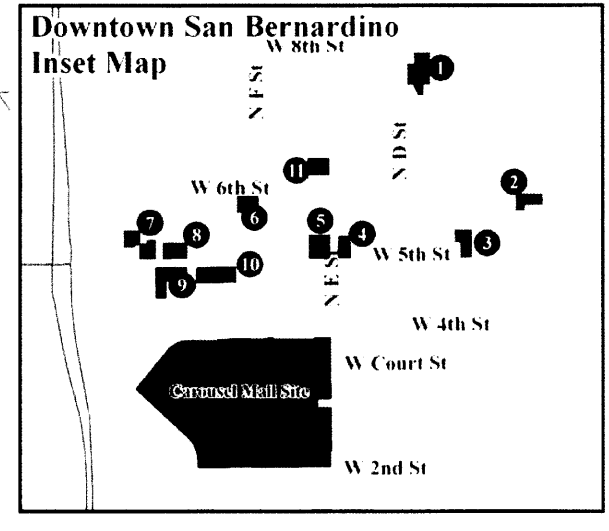
2. Vacant Residential Land

The primary resource for accommodating the 2014–2021 RHNA is residentially zoned vacant land. Only vacant residential parcels that meet the minimum lot size requirements were considered for inclusion in the sites inventory, as these sites hold the highest potential for development within the planning period. In total, there are approximately 4,100 acres (about 1,070 parcels) of vacant land that could support new residential development in the City of San Bernardino. As shown in Table H-28, available vacant land could support approximately 12,918 units, with the majority of land located in the northern, less urbanized area of the City. The southern, more urbanized area of the City, including the downtown area, is denser and could support a large amount of multifamily housing. A site-specific inventory is provided in Appendix A.

Figure H-7
Sites Inventory Map

Vacant Residential Sites
Downtown Mixed Use Sites
Freeway
Highway
Major
City Boundary
Mixed Use Site Number





The City of
SAN BERNARDINO
General Plan

Source: City of San Bernardino GIS, 2013

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Table H-28
Summary of Residential Capacity on Vacant Residential Sites

Zoning	*Max. Density per Acre*	*Acres*	*Realistic Capacity (units)*	*Affordability Level*
Residential Estate (RE)	1	490.2	392	Above Moderate
Residential Low (and Low 3.5) (RL)	3.1 or 3.5	2,735.2	6,844	Above Moderate
Residential Suburban (RS)	4.5	525.2	1,922	Above Moderate
Residential Urban (RU)	8| 12 sr.	142.8	1,134	Above Moderate
Residential Medium (RM)	12 | 18 sr.	178.2	1,963	Moderate
Residential Medium High (RMH)	24 | 36 sr.	23.5	513	Very Low/Low
Residential High (RH)	31 | 47 sr.	5.5	150	Very Low/Low
TOTAL		**4,100**	**12,918**	

Notes:
1. For maximum density, the first number shown in the column indicates the maximum density for housing that is not age-restricted. The second number shown indicates the maximum density for housing restricted to senior households.
2. Realistic capacity is calculated on an assumption of approximately 80% of the maximum density for all zones, with the exception of zones where senior housing is also permitted at higher densities, in which case the assumption is adjusted upwards slightly (increased by 1.4 to 2.2 units per acre, depending on the zone, but never exceeding the maximum allowable density for regular residential in that zone).
3. Only vacant residential parcels that meet the minimum lot size requirements are included in the sites inventory.
4. Per Government Code Section 65583.2(c)(3)(B), the City's Residential High Density zone is consistent with the default density standard (30 units per acre) for metropolitan jurisdictions such as San Bernardino and therefore considered appropriate to accommodate housing for lower-income households. As alternative default densities are allowed by California Code Section 65583.2(c)(3)(A), the City's Residential Medium High Density zone is considered appropriate to accommodate housing for very low/low-income households and the Residential Medium Density zone is considered appropriate to accommodate housing for moderate-income households.

3. Vacant and Underutilized Mixed-Use Land

In San Bernardino, several commercial zones offer residential development opportunities in a higher-density, mixed-use environment. Although there are ample opportunities for development of mixed-use projects on vacant commercial parcels throughout the City, for the purpose of this Housing Element, only sites with the highest potential for development have been identified. All mixed-use sites identified have a Commercial General Plan designation and are located in the Commercial Regional-Downtown (CR-2) zone. This zone is applicable to the City's downtown core and permits high densities for residential development; non-senior housing is permitted at densities of 47 units per acre, and senior housing may achieve densities of up to 130 units per acre. In conformity with Section 65583.2(c)(3)(B) of the California Government Code, sites zoned CR-2 allow at least 30 units per acre and are therefore considered to have the capacity to accommodate lower-income housing. To further target commercial properties with the highest potential for redevelopment, only parcels that measure 20,000 square feet or more alone or combined with adjacent, contiguous parcels are included in the inventory.

a. Downtown Core and Transit Oriented Development

As envisioned in the General Plan and other City policy documents, certain areas of the community have the market potential to provide new, transit-served, infill housing during the planning period. These areas include the Downtown Core, transit-oriented development overlay areas along the sbX routes and surrounding future sbX stations, and the City's Corridor Strategic Areas. The mixed-use sites identified are all located in the Downtown core. Most are within the Court/E Street TD overlay zone, and all are located less than 0.5 miles west or east of the E Street Corridor Strategic Area. E Street is a significant centrally located north–south roadway that goes through Downtown.

The Downtown Core of the City stretches from 9th Street on the north to Mill and Rialto Streets on the south, from Interstate 215 on the west, to Waterman Avenue on the east. The Downtown plays a pivotal role in the City. It is the symbolic center, as well as the social and economic heart of San Bernardino. The General Plan encourages and promotes downtown revitalization by seeking and facilitating mixed-use projects.

sbX is a rapid speed, innovative bus rapid transit (BRT) service to link communities throughout the San Bernardino Valley and to provide an

efficient and cost-effective rapid transit option for travelers. The route runs along E Street, and two transit stations along this route are planned for Downtown San Bernardino. The sbX Project is intended to provide improved transit service and amenities for a large number of existing transit riders. Over the past decade, the City of San Bernardino and its partners have made consistent progress in establishing the foundation for expanded transit and transit-oriented development (TOD) opportunities. The City's approach has been comprehensive and well integrated with the local land use context and transit systems, with numerous studies and plans on expanding local and regional bus, BRT, light rail, and Metrolink facilities. While the planning and design of the transit facilities are largely the responsibility of Omnitrans and the San Bernardino Association of Governments (SANBAG), the City is responsible for establishing complementary land use and regulatory plans for the station areas and surrounding neighborhoods. The City of San Bernardino has established a regulatory framework for TOD in the form of an overlay zone to incentivize and facilitate development around the forthcoming sbX stations. The regulations are accompanied by a set of development standards and design guidelines that are flexible enough to allow property owners and developers to express their vision while maintaining a consistency in urban form to encourage an attractive multi-modal atmosphere. The regulations also provide incentives for intensification of uses such as reduced on-site parking requirements that encourage the use of the E Street transit corridor.

b. Vacant Downtown Mixed-Use Sites

Eleven vacant mixed-use sites are included in the sites inventory. Chosen for their size and location in the Downtown Core, near the E Street Corridor and in or in close proximity to the City's TD overlay, these vacant sites have a very high potential of redevelopment. Summarized in Table H-29, the 11 sites have the combined capacity for 200 units at densities appropriate to encourage and facilitate lower-income housing. These sites are located in an area with many large parcels that are marginalized or underused. While only vacant parcels are identified in this inventory, the sites have the potential to increase significantly in size by consolidated lots with adjacent underutilized parcels.

c. Underutilized Land

The City did not conduct a comprehensive analysis of underutilized parcels available for redevelopment potential because of the availability of vacant land for immediate residential development. However, there are opportunities throughout the City, and the goals, objectives, policies, and

programs reflect the City's commitment to redevelopment potential, as well as new development.

The General Plan Land Use Element highlights the deteriorating condition of certain underperforming areas of the community. There is a considerable amount of underutilized properties with marginal uses with great potential for reinvestment and revitalization. Several policies encourage the intensification and rehabilitation of existing developments to become safe, attractive, and productive sites.

Certain areas of the community have the market potential to provide new infill housing during the planning period, including the Downtown Core, transit oriented development along the proposed sbX routes, and major corridors.

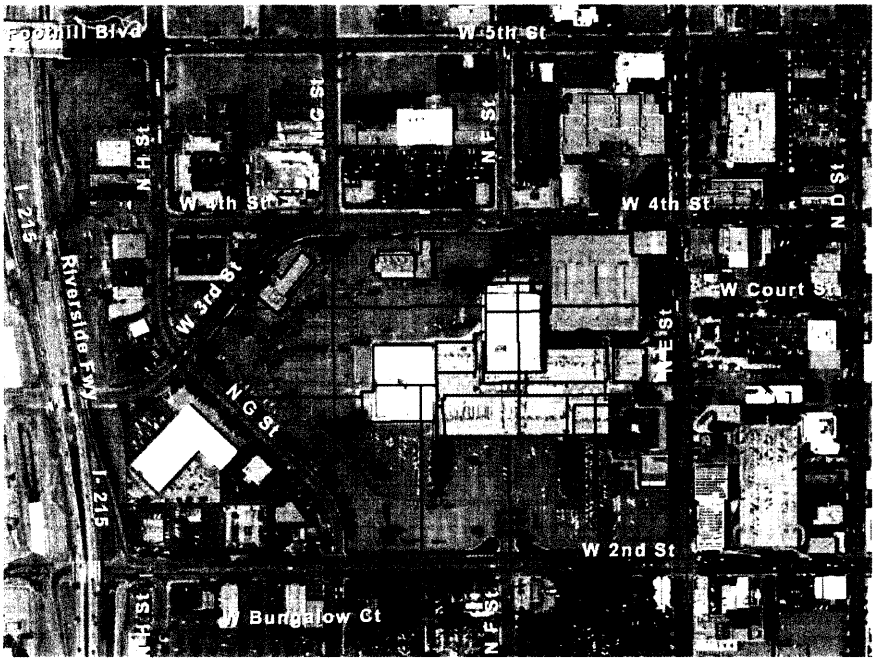
d. Carousel Mall Mixed-Use Site

One significant underutilized site is included in the mixed-use inventory: the Carousel Mall Site. The largest mixed-use site in the inventory, the existing Carousel Mall is located at the southwest corner of E and 4th Streets, one block east of I-215 and one block west of San Bernardino City Hall. The Carousel Mall sites on a 44-acre site and is a prime target for reinvestment and redevelopment. An sbX park-and-ride transit station is under construction on the east side of the mall and a second station is being constructed one block south. Both stations and the sbX passenger service are slated to open in early 2014. Access to urban amenities, proximity to three major freeways, and potential for transportation infrastructure improvements in expected to serve as catalysts for higher density residential, mixed-use, and transit-oriented development.

Opened in the 1970s, the mall was anchored by Montgomery Ward, JC Penney, and Harris Department Stores. In decline since the 1980s due to increasing competition from nearby regional shopping centers, the Carousel Mall is a mainly empty shopping facility with a few "mom and pop-type" shops; a portion of the Center is used for county government and school district offices. In addition to the mall buildings, the site includes 30 acres of surface parking lots, all of which are owned by the City.

The Carousel Mall property has the potential to yield an estimated 885 units. Previous proposals have included approximately 750 units at lower densities. These proposals were prior to the establishment of the TD overlay and sbX transit route and stations. Approximately half of the 44 acres are expected to be developed for residential or mixed use. This site

would permit residential development at maximum densities of 47 units per acre (130 units per acre for senior housing). These densities are considered appropriate to encourage and facilitate lower-income housing. As a conservative estimate, only 22 of the total acres were used to calculate anticipated housing units, and that total was further reduced by 20% to allow for any unanticipated site constraints or market preferences.



The existing retail use and structures do not pose a known environmental hazard to future residents. No natural constraints such as liquefaction risk, proximity to active faults, or hillsides affect development potential. The entire Carousel Mall site is considered underutilized and available for redevelopment.

Table H-29
Summary of Residential Capacity on Mixed-Use Sites

Site/Current Use	*Zoning*	*Max. Density*	*Acres*	*Parcels*	*Realistic Capacity (units)*	*Affordability Level*
Mixed-Use Site 1/Vacant	CR-2	47 | 130 sr.	1.48	8	29	Very Low/Low
Mixed-Use Site 2/Vacant	CR-2	47 | 130 sr.	0.67	5	15	Very Low/Low
Mixed-Use Site 3/Vacant	CR-2	47 | 130 sr.	0.56	4	11	Very Low/Low
Mixed-Use Site 4/Vacant	CR-2	47 | 130 sr.	0.54	2	11	Very Low/Low
Mixed-Use Site 5/Vacant	CR-2	47 | 130 sr.	1.01	1	20	Very Low/Low
Mixed-Use Site 6/Vacant	CR-2	47 | 130 sr.	0.69	2	14	Very Low/Low
Mixed-Use Site 7/Vacant	CR-2	47 | 130 sr.	1.07	5	21	Very Low/Low
Mixed-Use Site 8/Vacant	CR-2	47 | 130 sr.	0.77	1	15	Very Low/Low
Mixed-Use Site 9/Vacant	CR-2	47 | 130 sr.	1.27	5	25	Very Low/Low
Mixed-Use Site 10/ Vacant	CR-2	47 | 130 sr.	1.30	6	25	Very Low/Low
Mixed-Use Site 11/ Vacant	CR-2	47 | 130 sr.	0,71	1	14	Very Low/Low
Carousel Mall Mixed-Use Site/Underutilized	CR-2	47 | 130 sr.	44.23	38	885	Very Low/Low
Total			54.29		1,085	Very Low/Low

Notes:
1. For maximum density, the first number shown in the column indicates the maximum density for housing that is not age-restricted. The second number shown indicates the maximum density for housing restricted to senior households.
2. Realistic capacity is calculated on an assumption of approximately 80% of the maximum density for all zones, with the exception of zones where senior housing is also permitted at higher densities, in which case the assumption is adjusted upwards slightly (increased by 2.4 units per acre—to 40 units per acre—given the high density permitted for senior housing).
3. Only sites with a minimum lot size of 20,000 square feet (0.46 acres) are included in the sites inventory.
4. Per Government Code Section 65583.2(c)(3)(B), the City's Commercial Regional-Downtown (CR-2) zone is consistent with the default density standard (30 units per acre) for metropolitan jurisdictions such as San Bernardino and therefore considered appropriate to accommodate housing for lower-income households.

4. Accommodating the RHNA

The primary resource for accommodating the RHNA is the potential for new construction on residentially zoned vacant land. Significant opportunities are available in the downtown for transit-served residential and mixed-use development on vacant and one large underutilized site. A detailed analysis was performed to ensure adequate site selection for the 2014-2021 planning period, as discussed above.

Table H-30
Capacity to Accommodate the RHNA

	Income Category				
Unit Capacity	***Extremely/ Very Low***	***Low***	***Moderate***	***Above Moderate***	***Total***
Vacant Residential Land	663		1,963	10,292	12,918
Vacant Mixed-Use Sites	200		--	--	200
Underutilized Mixed-Use Site (Carousel Mall)	885		--	--	885
TOTAL	**1,748**		**--**	**10,292**	**14,003**
2014–2021 RHNA	1,676		808	1,900	4,384
Surplus/Shortfall (+/-)	+72		1,155	+8,392	9,619

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GOVERNMENTAL CONSTRAINTS AND OPPORTUNITIES FOR HOUSING

Local governments can affect the supply, distribution, and cost of housing through the administration of development regulations such as land use controls, building standards, and permitting. The impacts of governmental constraints on residential uses should not outweigh their benefits to the public or unduly prevent housing development, and each city must address local constraints that may impede housing development and rehabilitation efforts, especially for lower- and moderate-income households and for persons with special needs (such as the homeless, disabled, and elderly).

Land Use Controls

The City's policies for residential development are set forth in the Land Use Element of the General Plan. The Land Use Element identifies the location, distribution, and density of land uses throughout the City. The Development Code implements the General Plan by providing specific development standards for each land use category.

1. General Plan Land Use Element

State law requires every city and county to have a general plan that establishes policy guidelines for future development. The City of San Bernardino General Plan Land Use Element was updated in 2005 following an extensive planning and outreach process.

The Land Use Element guides the location, type, and density of development throughout the City. The Land Use Element and Land Use Map describe locations where single-family residential, multifamily residential, commercial, industrial, and public/quasi-public uses may occur. The Development Code establishes several commercial zones that permit residential uses. In particular, the Commercial Regional-Downtown (CR-2) zone explicitly calls out high-density residential development as an intended use. Residential uses allowed in commercial areas are detailed in the Development Code.

The Land Use Element contains several goals pertaining to housing development and rehabilitation:

- Preserve and enhance San Bernardino's unique neighborhoods
- Enhance the quality of life and economic vitality in San Bernardino by strategic infill of new development and revitalization of existing development
- Enhance the aesthetic quality of land uses and structures in San Bernardino

2. Development Code

The Development Code provides specific direction for the development of land uses identified in the Land Use Element and on the Zoning Map. The Development Code regulates development by establishing standards for each zone, including permitted uses, height, density, lot area, yard setbacks, and minimum parking spaces. It is an important component of ensuring that housing development occurs where and how the City intends in its long-range vision, and that is does not adversely impact public health, safety, and welfare. The City periodically evaluates these standards to ensure they are appropriate in light of changes in construction techniques and housing preferences. The Development Code was most recently revised in December 2012.

Overly restrictive zoning can increase housing costs or constrain development, for example, by requiring unusually large lots or prohibiting multifamily housing. Allowing a range of development types encourages residential development that serves various price points and household types.

The Development Code establishes standards for seven residential zones allowing maximum densities (without a density bonus) from one unit per acre in the Residential Estate zone to 31 units per acre in the Residential High zone. Senior housing projects, which generally have smaller units, are permitted to exceed maximum densities by up to 50% (achieving between 12 and 47 units per acre) in certain zones. Four commercial zones permit residential or mixed-use development ranging from 12 units to 47 units per acre, and senior housing is permitted at up to 130 units per acre with a Conditional Use Permit.

The City permits mixed-use residential and commercial development in the CR-2, CG-2, CG-3, and CG-4 zones subject to a Conditional Use Permit. The Development Code does not provide a maximum density for mixed-use development in the CG-3 or CG-4 zones (current standards default to those in the CG-2 zone). The Development Code will be amended to provide density guidelines for the CG-3 and CG-4 zones, as indicated in Program 3.1.3. This will provide property owners and the

development community with a better understanding of the residential development potential in these zones.

The zones identified in Table H-31 allow a variety of housing types to accommodate a range of owner and rental housing needs.

Table H-31
Residential Zones

Zone	*Max. Density*	*Min. Lot Size*	*Intended Residential Uses*
Single Family Residential			
Residential Estate (RE)	1	1 ac	Single-family detached estates
Residential Low (RL)	3.1	10,800 sf	Single-family detached homes on large lots
Residential Low-3.5 (RL-3.5)	3.5	10,800 sf	Single-family detached homes in a suburban setting
Residential Suburban (RS)	4.5	7,200 sf	Single-family detached homes in a suburban setting
Multifamily Residential			
Residential Urban (RU)	9	7,200 sf 5,200 sf in PUD	Single- or multifamily housing including townhomes, stacked flats, courtyard homes, and mobile home parks
Residential Medium (RM)	14	14,400 sf	Multifamily housing including townhomes, stacked flats, apartments, and condominiums
Residential Medium High (RMH)	24	20,000 sf	Apartments and condominiums
Residential Medium High/20 (RMH/20)	20	20,000 sf	Apartments and condominiums
Residential High (RH)	36	20,000 sf	Apartments and condominiums
Commercial Residential			
Commercial Regional-2 (CR-2)	54	1 acre	Vertical residential, retail, and office mixed use

Source: City of San Bernardino Development Code, 2013.

Manufactured housing is a more affordable alternative to traditional housing construction. Advances in building materials and prefabrication techniques make many modular homes indistinguishable from their on-site-built counterparts. Manufactured homes are permitted with a Development Permit in all residential zones except the Residential Student Housing (RSH) overlay zone.

Second units, also referred to as granny or carriage units, are another relatively affordable form of housing. Development Code amendments adopted in 2012 permit second units by right in all residential zones except the RSH overlay zone.

Two density bonus provisions are included in the Development Code allowing: 1) increased density for affordable housing and 2) increases in density of up to 15% for amenities provisions. However, the provisions for affordable housing density bonuses are outdated and do not conform to State density bonus law. As such, and as further described in Program 3.1.6, the Development Code will be updated to be consistent with Government Code Section 65915.

The Development Code establishes permitted uses as well as development standards, including minimum lot area, building height, and setbacks. Table H-32 shows those uses that are permitted (P), subject to an Administrative or Development Permit (D), require a Minor/Conditional Use Permit (C), or prohibited (X) in each zone. Table H-33 shows the residential development standards in residential and nonresidential zones. The zones are abbreviated as follows:

- RE–Residential Estate
- RL–Residential Low
- RS–Residential Suburban
- RU–Residential Urban
- RM–Residential Medium
- RMH–Residential Medium High
- RH–Residential High
- RSH–Residential Student Housing
- CO–Commercial Office
- CG-2–Commercial General-2
- CR-2–Commercial Regional-Downtown

Table H-32
Permitted Residential Uses

Use	*RE*	*RL*	*RS*	*RU*	*RM*	*RMH*	*RH*	*RSH*	*CO*	*CG-2*	*CR-2*
Community Care ≤ 6	P	P	P	P	P	P	P	X	X	X	X
Condominium or Townhome	D	D	D	D	D	D	D	X	X	X	X
Emergency Shelters[1]	X	X	X	X	C	C	C	X	X	C	C
Manufactured Housing	D	D	D	D	D	D	D	X	X	X	X
Mixed-Use Residential and Commercial and/or Office	X	X	X	X	X	X	X	X	X	C	C
Mobile Home Parks or Subdivisions	D	D	D	D	D	D	D	X	X	X	X
Multifamily Housing	X	X	X	D[2]	D	D	D	X	X	C	C
Second Units	P	P	P	P	P	P	P	X	X	X	X
Senior Housing or Congregate Care	X	X	X	D	D	D	D	X	C	C	C
Single-Family Homes	D	D	D	D	D	D	D	X	X	X	X
Single Room Occupancy	X	X	X	X	X	X	X	X	X	C	C
Small Lot Subdivision	X	X	X	D	X	X	X	X	X	X	X
Student Housing Complex	X	X	X	X	X	X	X	C	X	X	X
Transitional Housing[3]	N/A	N/A	N/A	N/A	N/A	N/A	N/A	X	X	X	X

Source: City of San Bernardino Development Code, 2012.

[1] An Emergency Shelter overlay zone permits emergency shelters serving 60 or fewer persons nightly without discretionary review within designated areas of the Industrial Light (IL), Commercial Heavy (CH), or Office Industrial Park (OIP) zones.

[2] Multifamily units that legally existed in the RU zones prior to June 3, 1991 may remain as a permitted use without a Development Permit.

[3] Transitional housing facilities are permitted based on unit type. For example, a transitional housing facility proposed in a single-family detached home would be permitted in any zone that permits single-family detached homes.

Table H-33
Residential Development Standards

Zone	*RE*	*RL*	*RS*	*RU*	*RM*	*RMH*	*RH*	*RSH*	*CO*	*CG-2*	*CR-2*
Min. Lot Size (sf)	1 acre	9,720[1]	7,200	7,200[2]	14,400[3]	20,000[4]	20,000[4]	5 acres	1 acre	1 acre	1 acre
Max. Height (ft)	45	35	35	35	42	42	56	56	56	30	100
Max. Stories	3	2.5	2.5	2.5	3	3	4	4	4	2	N/A
Max. Lot Coverage (%)	35	35	35	40	50	50	50	50	50	50	100
Max. Density (du/ac) [5]	1	3.1 or 3.5	4.5	8	12	24	31	20	N/A	12/21	47
Max. Density for Senior Housing (du/ac)[6]	N/A	N/A	N/A	12	18	36	47	N/A	47	21/31	130
Minimum Setbacks											
Front	35	20	20	20	20	15	15	40	15	10	0
Rear	20	15	15	10	10	10	10	20	10	10	0
Side [7]	5	5	5	5	≥5	≥5	≥5	30	≥5	≥5	0
Distance Between Buildings	10	10	10	20	20	20	20	25	20	20	20
Minimum Private Open Space	N/A	N/A	N/A	300 sf or 25% of unit size, whichever is less							

Source: City of San Bernardino Development Code, 2012.
[1] RL: 10,800 sf lot average; 9,720 sf required for new development
[2] RU: Lots of record recorded prior to June 2, 1989 have a minimum lot size of 6,200 sf.
[3] Minimum lot size may be less than 14,400 sf for parcels existing prior to November 1, 2012
[4] Minimum lot size may be less than 20,000 sf for parcels existing prior to November 1, 2012
[5] Maximum density in the CG-2 zone is 12 units per acre west of Interstate 215 and 21 units per acre east of Interstate 215.
[6] Maximum density in the CG-2 zone for senior housing is 18 units per acre west of Interstate 215 and 21 units per acre east of Interstate 215.
[7] Side setbacks in the RM, RMH, RH, CO, and CG-2 zones are calculated based on the number of stories and length of wall.

In 2012, the City established a Transit Overlay District (TD) to implement policies promoting transit-oriented development. The intent of the TD is to allow and encourage a compact mix of uses around transit stations and to encourage infill and redevelopment.

This overlay zone includes building form and placement standards intended to increase density and intensity of uses around transit stations. The TD can be applied to both commercial and residential base zones. When applied to a base zone that allows residential uses, the maximum permitted density applies.

a. Parking Standards

Parking standards are related to housing types and development intensity, and are intended to provide adequate and appropriately located parking facilities. Parking spaces reduce the amount of land available for housing, but are a necessary part of development. Excessive parking requirements can unduly increase the costs associated with housing development. Parking requirements in San Bernardino are comparable to other Inland Empire jurisdictions and are not considered a constraint to affordable housing development.

The City revised its Development Code Off-Street Parking Standards in 2011 to reduce studio apartment parking requirements from 1.5 covered spaces to one covered space per unit. Second units and senior housing benefit from permissive parking requirements. In the case of second units, only one covered parking space is required per unit. It does not have to be in an enclosed garage and can be located in a side yard setback. Parking requirements for senior housing are considered on an individual project basis, subject to the conclusions of a parking study. Residential parking requirements for the City are described in Table H-34.

The City maintains the ability to deviate from these standards and permit fewer off-street parking spaces. Chapter 19.24 of the Municipal Code explicitly permits reductions in off-street parking through the provision of shared-parking facilities or where public off-street parking is available. Chapter 19.58 identifies minor exceptions that can be granted by the Director of Planning and Building Services, including a 10% reduction in on-site parking requirements. Additionally, other policies in the General Plan promote transit-oriented development and the reduction of parking requirements. Policy 2.4.6 of the Land Use Element directs the City to reduce parking requirements for projects within one-half mile of transit stops. The City's Corridor Improvement Program states that projects within 500 feet of a transit stop could reduce on-site parking by as much

as 25%. To implement this policy, the Transit Overlay District reduces parking requirements. Only one parking space is required for all areas with a residential base zone, with the exception of Residential Suburban (RS), which requires at least two parking spaces per unit.

Table H-34
Parking Standards

Housing Type	*Standard*
Mobile Homes	2 enclosed garage spaces (may be tandem) and 1 uncovered guest space per unit
Multifamily–Studio	1 space per unit
Multifamily – 1-Bedroom	1.5 covered spaces per unit and 1 uncovered guest space per every 5 units
Multifamily–2-Bedrooms	2 covered spaces per unit and 1 uncovered guest space per every 5 units
Multifamily–3 or More Bedrooms	2.5 covered spaces per unit and 1 uncovered guest space for every 5 units
Planned Residential Developments	2 enclosed garage spaces per unit and 1 uncovered off-street guest space for every 5 units
Senior Apartments	1 covered space for each unit and 1 uncovered guest space for every 5 units
Senior Congregate Care	0.75 covered space for each unit
Single-Family Detached and Attached	2 enclosed garage spaces
Second Unit	One covered space per bedroom, may be in the side yard setback
Student Housing	One off-street parking space for each bedroom (65% covered), plus 3 uncovered off-street guest parking spaces for 100 rooms.

Source: City of San Bernardino Municipal Code, 19.24.040, 2012.

b. Density Bonus

The State of California enacted significant changes to the density bonus law, effective January 1, 2005, and additional amendments were made in 2008. The City's Development Code includes reference to Government Code Sections 65915–65918, but does not incorporate these new changes. The City's density bonus ordinance section provides for density bonuses upon provision of certain kinds of amenities in development projects. The Development Code will be amended to be consistent with State density bonus law, as revised (Program 3.1.6).

The City's density bonus provisions allows for a 15% density increase in the RU, RM, RMH, CO, CR-2 zones if findings can be made that a proper combination of amenities in excess of those required by code are provided. Such amenities may include exemplary architectural features, additional

on- or off-site mature landscaping, additional useable open space, attached garages, additional recreational facilities, and day care facilities.

c. Second Unit Requirements

Second units increase the capacity of a site without changing the character of the neighborhood and can provide housing below market prices and often meet the special population needs of the elderly, disabled, and low-income young persons such as students. Consistent with state law, second units are permitted in San Bernardino via a ministerial action that does not require a public notice, public hearing, or discretionary approval. A second unit is permitted following a building plan check for consistency with development standards.

The Development Code defines a second unit as an accessory residential unit (maximum size of 1,200 square feet or no more than 30% square footage of the primary dwelling unit) on the same lot as one primary residence. No more than one second unit is permitted on any particular site. A second unit cannot be constructed on a lot with two existing units. Second units are permitted in all residential zones, except the highest density zone, and are subject to the same height and setback requirements as the primary unit. One covered parking space, which can be in the side yard setback, is required for the second unit. The intent of these regulations is to ensure that secondary units do not adversely impact existing neighborhoods.

Since January 2008, the City permitted the construction of three second dwelling units using the standards described above. As of August 2013, asking rents for one-bedroom apartments in San Bernardino were affordable to very low-income two-person households. Using 2013 HUD income limit assumptions, a low-income one- and two-person household could readily afford a one-bedroom rental unit such as a second unit. Very low-income one- and two-person households may also be able to afford a second unit in San Bernardino.

d. Housing for Persons with Disabilities

State law requires that localities analyze the constraints on housing for persons with disabilities. San Bernardino does not have a formally adopted process by which disabled persons could request reasonable accommodations from zoning, permitting procedures, or building requirements. The City recognizes the importance of reducing governmental barriers to housing for disabled persons and will adopt a Reasonable Accommodation Ordinance to enact a process for disabled

individuals (or those acting on their behalf) to make requests for reasonable accommodation for relief from burdensome land use, zoning, or building laws, rules, policies, practices, and/or procedures (Program 3.4.1). The City will make reasonable accommodation information available at City Hall and on the City's website.

The City supports programs and organizations that remove or mitigate constraints to housing for persons with disabilities. For example, to provide services and housing for persons with disabilities, the City contracts with the Inland Fair Housing and Mediation Board (IFHMB). The IFHMB provides education and counseling regarding landlord/tenant laws and practices, technical assistance, and mediation and referral services.

The City has the enforcement authority for state accessibility laws and regulations (California Code of Regulations Title 24) when evaluating new construction requests. Americans with Disabilities Act provisions include requirements for a minimum percentage of units in new development to be fully accessible to the physically disabled.

The City periodically reviews its policies and regulations for constraints to fair housing and publishes the results in the Analysis of Impediments (AI) to Fair Housing Choice and in the Consolidated Plan. The AI, updated in 2010, did not identify any systematic public or private practices indicating that a particular group faces discrimination in finding housing. Housing discrimination complaints in San Bernardino spanned race, ethnicity, disability, and family status. This analysis indicates that general landlord/tenant education is necessary regardless of personal characteristics or other status.

The AI and Consolidated Plan set forth an action plan to increase the availability of affordable housing for all persons, continue to support the construction of affordable housing for special needs groups such as persons with disabilities, and provide economic opportunities to lower income residents through education, job skills training, and business development activities.

The Development Code does not expressly provide any development standards that overburden the development of housing accessible to disabled persons. In San Bernardino, special residential parking standards are not required for housing for disabled persons. Furthermore, the City will relax parking standards for senior housing on a case-by-case basis if a parking analysis is performed. Approximately 8% of the City's population is over age 65, and with age often comes frailty or disabilities such as

limited mobility or sight. Affordable senior housing is an important resource for the City's disabled population. Since January 1, 2008, 165 affordable senior units have been approved by the City.

The residential development permitting process is another area that may pose potential constraints to special needs housing. Residential care facilities serving six or fewer clients are permitted by right in all residential zones, with the exception of the student housing overlay. Residential care facilities are also conditionally permitted in the Commercial Office, Commercial General, and Commercial Regional–Downtown zones. The City of San Bernardino does not have occupancy standards that apply specifically to unrelated adults.

Another form of housing that can serve lower income persons with disabilities is Single Room Occupancy (SRO) units. SRO units are conditionally permitted in the CG-2 and CR-2 zones. The City uses the CUP process to provide oversight of the conversion of an existing use. As such, the CUP process is not considered to be a constraint to SRO development.

Disabled persons unable to obtain adequate employment or other resources may lack a permanent home and require assistance to end the cycle of homelessness. Through the programs and polices contained in the Housing Element (Program 3.4.4), the City will comply with Senate Bill 2, which mandates that appropriate sites, zones, and development standards are identified for transitional housing and permanent supportive housing. There are no minimum distance requirements for the siting of these special need uses. Transitional and permanent supportive housing will be permitted based on unit type like any other residential use. An Emergency Shelter overlay zone was adopted in December 2010 and permits shelters serving up to 60 persons nightly without discretionary review in specific light industrial and commercial areas with access to public transportation.

Persons with disabilities may also turn to the Rolling Start Center for Independent Living for assistance. Rolling Start, Inc. is an organization that provides housing information, personal assistant referrals, peer counseling, independent living skills training, and assistive technology services to disabled San Bernardino residents.

3. Building Codes and Enforcement

Building codes and code enforcement activities protect the public's health, safety, and property. Although building codes require a higher level of construction and maintenance quality that can increase the cost of development, their benefits to the public outweigh any cost savings that could occur through unsound engineering, construction, or inadequate maintenance.

The City of San Bernardino's building standards include the California Building, Electrical, Plumbing, Mechanical, and Energy Codes, and Disabled Access Regulations contained in Title 24 of the California Code of Regulations. The City also enforces the California Mobile Home Park Act Regulations contained in Title 25. These standards are necessary for ensuring public safety.

The Building and Safety Division reviews construction plans for compliance with the applicable codes, oversees construction work as it progresses, and performs final inspections for approval and issuance of a Certification of Occupancy.

The City's Code Enforcement Division inspects existing structures and responds to public complaints on code violations. The City's Single-Family Rental Property Inspection Program requires that all property owners and companies that lease single-family homes, duplexes, or triplexes be annually inspected by Code Enforcement staff. The inspections document the condition of single-family rental housing, provide opportunities to educate owners and tenants about their responsibilities to the property, identify illegal rental units, and combat blighted conditions that reduce property values. As a community in which many of the single-family homes have converted to rental housing, this program and Code Enforcement responses to complaints are part of a major effort by the City to improve neighborhood conditions and reduce crime.

Once a violation has been identified in a single-family or multifamily unit, the property owner is notified and given the opportunity to bring their structures up to code. Some of the most common residential violations include deficient landscaping, litter and debris, and home façade and roof maintenance. These efforts to ensure that existing housing is up to code are necessary to protect the safety of residents, are standard practices throughout California, and are not considered a constraint to housing development.

4. Site Improvements

Site improvements are necessary to prepare land for development, ensure adequate access, and connect or construct critical utility infrastructure. As the City's population and employment grows, the development community assists in the expansion of services, facilities, and infrastructure through on- and off-site improvements and payment of impact fees.

The City of San Bernardino may require on-site improvements such as such as grading, street lighting, connections to existing infrastructure, and curb cuts through which to enter and exit a project. Common off-site improvements include curb, gutter, and sidewalk installation in undeveloped areas. Infill projects generally require fewer on- and off-site improvements due to the proximity of existing infrastructure and utilities.

As a condition of approval, the City may require reasonable on- and off-site improvements to serve the project and secure safe and sanitary living conditions. Although site improvements can increase the overall cost of development, these improvements are necessary and are not considered a constraint to the development of affordable housing.

a. Access

Many parts of San Bernardino are undeveloped and lack adequate pedestrian and automobile infrastructure to support new residential subdivisions. All new residential development is required to provide sidewalk with curbs and gutters and must be served by appropriate roadways consistent with the General Plan Circulation Element and adopted road development standards. Curb cuts and driveways may also be necessary for vehicular access.

The cost of these improvements increases the cost of development, but is necessary to facilitate pedestrian and vehicular access and movement in the City.

b. Water, Wastewater, and Storm Drain

Water, wastewater, and drainage improvements can increase the cost of development through necessary infrastructure development and connection fees. Utility connection and service fees are established by the San Bernardino Municipal Water Department.

All residential projects must demonstrate the ability to meet water, sewer, and drainage needs in a manner consistent with the San Bernardino Flood

Control District's comprehensive plan and the Municipal Code. Residential development in the foothills in north San Bernardino may be subject to flood hazards. Storm drain and flood control measures described in the Municipal Code protect residential properties from storm flows. Subdivision developers are responsible for implementing required improvements for flood control. Although the cost of these improvements increase development costs, they are necessary to protect lives and property.

5. Permit Processing

The City of San Bernardino's development review process is designed to accommodate growth without compromising quality. There are four levels of decision-making bodies in the City that govern the development review process: the Community Development Director, the Development/ Environmental Review Committee (D/ERC), the Planning Commission, and the City Council.

The City amended its Development Code in 2012 to make it more user friendly and to minimize confusion for staff and the development community.

The City offers over-the-counter administrative review for residential development projects of two to four units via an Administrative Permit. Through the Administrative Permit process, projects are evaluated for consistency with the General Plan, Development Code, and Building Code standards. These projects may be reviewed over-the-counter, or concurrent with the building plan check process. Typically, the review is approved within two to three weeks of being deemed complete. The Administrative Permit process is also used for tenant improvements and occupancy permits that result in an intensification in land use. An Administrative permit is not required for alterations to an existing single-family home, nor is it required for construction of one single-family home.

A Development Permit is required for projects between five and 11 units. The Development Permit is a discretionary permit designed to provide a thorough review of a project's compliance with City codes and design guidelines. Projects are reviewed by the D/ERC, which is composed of City staff, within a streamlined process that does not require a public hearing.

The purpose of the D/ERC is not to review the use, but rather to promote adherence to the City's design guidelines, which are intended to improve the quality, safety, and longevity of housing in San Bernardino. Many design concerns in San Bernardino are related to the quality of

construction and maintenance of housing, rather than pure aesthetics. The D/ERC reviews residential projects to ensure that they will be habitable for years to come. The D/ERC meets on an as-needed basis and typically approves a Development Permit project within two to four weeks from the date the project is deemed complete.

A Development Permit, which is acted upon by the Planning Commission, is required for residential projects having more than 11 units. A project that is reviewed by the Planning Commission takes approximately three to eight weeks for approval from when it is deemed complete, depending on whether it is found to be categorically exempt pursuant to the California Environmental Quality Act (CEQA) or if it requires completion of an Initial Study and Negative Declaration/Mitigated Negative Declaration. Projects requiring completion of an Environmental Impact Report take significantly longer to reach project approval, due to the time necessary to complete all technical studies and analysis. The public hearing process inherent in Planning Commission review requires the preparation of a staff report, public noticing, and must be added to the Planning Commission's agenda. A Planning Commission hearing helps ensure that the public is informed and involved in development.

Project quality is of critical concern, as the City faces challenges in securing foreclosed single-family homes and poorly maintained multifamily complexes. Common conditions of approval associated with a Development Permit include shielding outdoor lighting fixtures, being subject to property development standards such as grading controls and equipment screening, and having any modifications to exterior materials and colors be reviewed by the Planning Division. For some projects, on-site management may be a condition of approval to ensure adequate responsiveness to residents and property condition issues. These conditions are necessary to maintain quality housing for San Bernardino residents; review and conditions of approval by the Planning Commission are not considered a constraint to housing development in San Bernardino.

Conditional Use Permits (CUPs) are required for projects that require a higher level of design and compliance review. For example, adding residential uses in a commercial zone warrants a CUP in order to analyze potential impacts to existing nonresidential development and potential impacts to the new residential use located in a commercial setting. General findings for the approval of residential projects requiring a CUP include compliance with the Development Code, reflection of the existing neighborhood character, the mitigation and monitoring of any potentially significant negative impacts to the environment, and adequate provisions for the expansion of public utilities. The CUP process allows the Planning

Commission to ensure that the project is designed to mitigate any adverse impacts to existing uses and public health and safety. Typical conditions are similar to those of a Development Permit – Planning Commission project: property development standards to ensure public safety (grading, construction dust, lighting, etc.). A CUP for a residential project generally takes 12 to 16 weeks for approval.

As part of the Development Code update in 2012, the City introduced a new streamlined type of Conditional Use Permit: the Minor Use Permit. The MUP is reviewed by the D/ERC rather than the Planning Commission. This permit review process requires less staff time (and a related shorter process for developers), lower fees, and can be used in lieu of a CUP when the following criteria are met:

- The use will be entirely located within a structure that has previously been approved with a Development Permit or Conditional Use Permit;
- The use will be less than 10,000 square feet in gross floor area; and
- The use will be exempt from the provisions of CEQA.

For all applications considered projects under CEQA, the planner assigned to a project will assess the adequate level of environmental review. Under CEQA, many infill projects and other small projects are exempt. For larger, more complex developments a consultant may be retained to perform environmental studies. Upon completion of the necessary environmental documentation, the project is presented to the applicable approving body. If a project is approved, planning entitlements are issued subject to compliance with conditions of approval that may be required prior to issuance of construction permits.

The City reduces the length of the review process and development cost for qualifying affordable housing projects by streamlining the permitting process in accordance with density bonus law. Furthermore, the City's development standards are posted on the City's website to inform developers of project and permitting requirements prior to plan creation. Awareness of the codes enables the developer to propose a project that will be more appropriate and therefore move through the permitting process more quickly. The transparency of the process also provides a greater level of certainty to the development community.

6. Development Fees and Exactions

Processing fees and development exactions are necessary to recover the costs of providing services for new development. The City of San

Bernardino's fees reflect the fair share of the costs of providing permitting, infrastructure, and services for new residences. Other agencies, such as school districts, may also charge development impact fees to cover the costs of expanding or providing new services.

Almost all of these fees are assessed through a prorata share system, based on the magnitude of the project's impact or on the extent of the benefit that will be derived from the services or facilities for which the fees are charged. The City of San Bernardino's fees are not high relative to other cities in the region and are not an overly burdensome constraint to housing development.

From July 2010 to July 2012, the City reduced a number of development fees, payment of which can also be deferred to just prior to occupancy of a completed project. City Council extended these reductions for an additional two years, through July 2014. The intent of the fee reductions and deferrals is to incentivize new construction and reduce the upfront financial costs of development.

The library, aquatic, and parkland fees are reduced by 55% for all new occupancies and for residential construction. Law enforcement and fire suppression fees are reduced by 50%. For all single-family subdivisions of five or more units, payment of these reduced fees can also be deferred until just before occupancy. Other fees that can be deferred for single family units include local and regional circulation, public meeting, storm drain, and sewer fees. Finally, over a dozen other planning and building plan check application fees have been reduced by 50% for all single-family subdivisions of 5 or more units.

A list of the City's fees for typical planning permits and actions are presented in Table H-35. This fee schedule does not include current fee reductions available to all development, as they are anticipated to expire in 2014. To determine the total cost of development fees, City staff compiled a sample scenario of the fees charged to construct three typical projects: a 15-unit single-family detached subdivision, a 20-unit condominium, and a 50-unit apartment building (see Table H-36). The fees shown in this table also do not reflect the reduced fee schedule. The fee reductions are intended to be temporary in nature to spur development during the current economic climate.

Table H-35
2013 Residential Planning Division Fees

Type of Application	*Base Fee*	*Technology Fee*	*Total*
Amendment to Conditions			
Director Review (Admin. Permit)	$583.00	$11.66	$594.66
D/ERC Review (Development Permit)	$822.00	$16.44	$838.44
PC Review (CUP/DP/SUB)	$2,550.00	$51.00	$2,601.00
Conditional Use Permit			
Minor Use Permit	$3,605	$72.10	$3,677.10
Residential (Condo, PRD, HMOD)	$2,809	$56.18	$2,865.18
Design Review	Full Consultant Cost		
Development Agreement/Amendment	Direct Cost Recovery Fee + 2%		
Development Code / Zoning Map Amendment	$6,960.00 plus full consultant cost	$139.20	$7,099.20
Development Permit			
Administrative Permit (Director review)	$1,000.00	$20.00	$1,020.00
Development Permit (D/ERC review)	$6,438.00	$128.76	$6,566.76
Development Permit (PC review)	$6,720.00	$134.40	$6,854.40
Development Permit (Council review)	$7,288.00	$145.76	$7,433.76
Environmental Study (IS)	$3,273.00	$65.46	$3,338.46
Environmental Impact Report	Direct Cost Recovery Fee plus Full Consultant Cost		
Extension of Time			
CUP and DP2/3	$3,922.00	$78.44	$4,000.44
Tentative Tract Map	$4768.00	$95.36	$4,863.36
Fire Fees			
CUP and DP2/3	$413.45	n/a	$413.45
Subdivisions, Tentative Tracts, Parcel Maps, and Lot Line Adj	$361.85	n/a	$361.85
CA Department of Fish & Wildlife Fees			
Environmental Impact Report	$2,995.25	n/a	$2,995.25
Negative Declaration	$2,156.25	n/a	$2,156.25
Notice of Exemption	$50.00	n/a	$50.00
General Plan Amendment	Direct Cost Recovery Fee ($1,500 deposit)		
Letter of Zoning/GP Consistency	$450.00	$9.00	$459.00
Lot Line Adjustment	$477.00	$9.54	$486.54
Minor Exception			
Concurrent with another app	$288.00	$5.76	$293.76
Owner-occupied single family	$268.00	$5.36	$273.36
Other	$792.00	$15.84	$812.34
Miscellaneous Environmental Report Review	Direct Cost Recovery Fee ($245 deposit) plus Full Consultant Cost ($327 deposit)		
Phasing Plan Review			

Table H-35
2013 Residential Planning Division Fees

Type of Application	*Base Fee*	*Technology Fee*	*Total*
If not part of original project	$823.00	$16.46	$839.46
D/ERC review application (DP)	$514.00	$10.28	$524.28
PC Review (CUP/DP/SUB)	$536.00	$10.72	$546.72
Pre-Application Review – D/ERC review	$2,424.00	$48.48	$2,472.48
Specific Plan/Amendment	Direct Cost Recovery plus Full Consultant Cost		
Tentative Parcel Map	$4,262.00 + $65/parcel	+2% of calculated fee	Varies
Tentative Tract Map (for SFR, condo or PRD)	$7,561.00 + $65/lot or dwelling unit	+2% of calculated fee	Varies
Tentative Map Revision – Tract/Parcel Map	$2,113.00	$42.26	$2,155.26
Variance			
Regular	$2,724.00	$54.48	$2,778.48
With another application	$910.00	$18.20	$928.20
Single family residence	$322.00	$6.44	$328.44
Vesting Tentative Map	Direct Cost Recovery Fee plus Full Consultant Cost		

Source: City of San Bernardino, 2013.

Table H-36
2013 Residential Development Fee Case Examples

Fee Type	*15-Unit Single-Family Subdivision*[1]	*20-Unit Condominium*[2]	*50-Unit Apartment*[3]
City Fees			
Site Plan Review[4]	$8,822.59	$9,154.09	$7,760.27
Architectural Review[5]	$7,760.27	$7,760.27	$ [illegible][5]
Engineering Fees[6]	$20,771.27	$63,810.51	$66,335.74
Building Fees[7]	$25,265.35	$40,535.68	$76,425
Police Fees[8]	$8,493.30	$11,324.40	$28,311
Fire Fees[8]	$14,656.95	$19,542.60	$48,856.50
Parks Fees[8]	$113,001	$150,669	$376,672.50
Library Fees[8]	$7,579.50	$10,106	$25,265
Water and Sewer[9]	$172,412.40	$229,883.20	$406,333
Initial Study Fees[10]	$3,338.46	$3,338.46	$3,338.46
Local Circulation[8]	$2,329.20	$3,105.60	$7,764
Regional Circulation[8]	$24,390	$32,520	$81,300
Aquatics Facilities Fee[8]	$3,870	$5,160	$12,900
Public Meetings Facilities Fee[8]	$12,927.60	$17,236.80	$43,092
Storm Drain Fees[8]	$24,310.05	$32,413.40	$81,033.50
Other Government Agency Fees			
School Fees[11]	$129,300.00	$129,300.00	$215,500.00
Other Agency Fees[12]	$2,156.25	$2,156.25	$2,156.25
Total	**$572,561.60**	**$758,862.17**	**$1,483,043.23**
Per Unit Total	$38,170.77	$28,040.45	$21,198.92

Source: City of San Bernardino, 2013.

[1] Single-family housing project assumed at one 2,000 SF home with a 400 SF garage.

[2] Condominium unit assumed at 1,500 square feet, 400 square feet garage.

[3] Apartment unit assumed at 1,000 square feet with 200 square foot carport.

[4] Review of Site Plan and Architecture cover by the same application and fee. Site Plan Review fee represents fee for Tentative Subdivision Application review of lot layout in scenarios 1 and 2, and the fee for a Development Permit Type DP-P.

[5] Architectural review represents Development Permit Type DP-P for scenarios 1 and 2 (per current Planning Fee schedule).

[6] Engineering Fees based on likely development assumptions for Offsite Improvements, Onsite Improvements, Onsite Grading, and Landscaping Plan Checks.

[7] Building fees based on likely plan check and permit fees.

[8] Per current Public Works Fee Schedule for Development Impact Fees. Based on the number of total units for assumed for each scenario.

[9] Per Water Department estimates combined with current Developer Impact Fees for Sewer Connection. Sewer fee based on number of bedrooms for project scenario 1 assumes 45 bedrooms, scenario 2 assumes 60 bedrooms and scenario 3 assumes 100 bedrooms. Note: Fire sprinkler fees are determined on a case-by-case basis due to the number of variables involved.

[10] Per current Planning Fee Schedule.

[11] Per 2013 Schedule of Applicable School Fees within the San Bernardino City Unified School District, $4.31 per square foot of new accessible space for new residential construction.

[12] State Fish and Game Fee and County Clerk filing fee for a Notice of Determination for California Environmental Quality Act Documents.

7. Opportunities for Energy Conservation

The City promotes residential energy efficiency through a variety of programs and policies. The City has an Energy Efficiency and Conservation Strategy that includes goals to improve energy efficiency in existing residential buildings, as well as improve the energy performance of new development. The City also has drafted a Sustainability Master Plan (SMP). The SMP is comprised of measures that, when implemented, will enable the City to reduce its greenhouse gas emissions from City operations and the community. The SMP builds on the Energy Efficiency and Conservation Strategy, and includes numerous programs intended to reduce energy use and greenhouse gas emissions. A webpage (sustainablesanbernardino.org) for the Sustainability Plan is also available to the public to provide information about the plan and related City programs.

The City provides environmental sustainability tips and links on its website, and supports local utilities in their efforts to provide public information and technical assistance to developers and homeowners regarding energy conservation measures, equipment, and programs. For example, the City advertises water rebate programs and equipment exchange programs to encourage public use of these resources. Permitting fees for the installation of solar panels are also waived.

On a regulatory level, the City enforces the State Energy Conservation Standards (Title 24, California Administrative Code). These standards are incorporated into the City's Building Code. These energy saving requirements apply to all new residential and commercial construction as well as remodeling and rehabilitation construction where square footage is added. Compliance with Title 24 of the California Administrative Code on the use of energy-efficient appliances and insulation has reduced energy demand stemming from new residential development.

While the construction of energy-efficient buildings does not necessarily lower the purchase price of housing, housing with energy conservation features should result in reduced monthly occupancy costs as consumption of fuel and energy is decreased over time. Similarly, retrofitting existing structures with energy-conserving features can result in a reduction in utility costs. Examples of energy conservation opportunities include weatherization programs, installation of more efficient appliances, solar energy systems, and building design and orientation for passive solar heating and cooling.

Much of the housing stock in San Bernardino is in need of some level of repair. The City requires sustainable practices in dealing with construction waste associated with City-assisted projects. The City has procured a pool of salvage companies to assist in meeting reuse standards for demolition and substantial rehabilitation projects.

In 2007, the Bay Area LISC and Built It Green published a resource guide titled *Green Rehabilitation of Multifamily Rental Properties*, which includes a cost-benefit analysis of sustainable housing rehabilitation efforts based on energy efficiency, water conservation, resource conservation, and healthy indoor environments. This resource outlines best practices for possible incentive programs and how-to guides for new construction or rehabilitation projects. Many of these rehabilitation techniques are also efficient for single-family housing and could be recommended for foreclosed properties undergoing rehabilitation through publicly supported programs. The majority of measures identified also assist the occupant in reducing energy costs, thereby increasing the amount of income that can be spent on rent/mortgage, childcare, healthcare, or other important living costs.

8. Redevelopment

Prior to 2012, redevelopment activities and funding authorized by the Community Redevelopment law were the City's primary tool for assisting with neighborhood revitalization efforts and production of affordable housing. There were 11 redevelopment areas (RDAs) covering approximately 8,500 acres within the City. Redevelopment activities in San Bernardino were organized and overseen by the Economic Development Agency (EDA).

On December 29, 2011, the California Supreme Court ruled to uphold ABx1 26, which dissolved all redevelopment agencies in the State. A companion bill, ABx1 27, which would have allowed the RDAs to continue to exist, was also declared invalid by the court. The court's decision required that all RDAs within California be eliminated no later than February 1, 2012. The City's EDA was dissolved on January 9, 2012, and the City was selected to be the Successor Agency responsible for all enforceable owed and obligations and the successor housing agency.

The loss of redevelopment funding represents a constraint for San Bernardino's efforts to continue to support neighborhood revitalization. The effects of the foreclosure crisis required extensive programming in order to rehabilitate San Bernardino's neighborhoods, and the EDA was leading the City in addressing these unique housing needs through

rehabilitation and new construction. Without redevelopment funds and EDA staffing and programs, the City is limited in its ability to rehabilitate and expand the stock of affordable housing. However, the City is creating a new Housing and Community Development Department within the City Manager's office during FY 2013-2014. This department will administer many housing programs temporarily suspended since the dissolution of the Redevelopment Agency. As future funding sources are developed, San Bernardino will continue to increase efforts toward affordable housing construction and neighborhood revitalization.

Nongovernmental Constraints on Housing Development

1. Land Costs

San Bernardino has a large supply of vacant land suitable for residential development, available both for infill in urbanized areas and new development in previously undeveloped areas located primarily in the northern portion of the City. Combined with the existing oversupply of housing (as evidenced by the high vacancy rates and number of vacant foreclosed homes), the availability of land lowers the value of raw and improved land.

Land prices can significantly impact the cost of housing development. Raw land for residential development varies greatly depending on location and type of housing permitted. In September 2013, a multi-family parcel in the Verdemont section was for sale for $103,755 per acre, while a single-family view parcel in the Shandin Hills area was for sale for $798,600 per acre. For infill housing, the cost of assembling smaller parcels can increase the overall cost of development. Typically such infill assemblage takes place in intense areas in which older lots need to be combined to maximize development potential.

Relatively low land values reduce the total development cost of building affordable housing. While housing prices were on the rise in the early 2000s, the recession and related housing crisis that started in 2007 significantly reduced housing values. In effect, the housing market downturn reduced the potential constraint of land costs in San Bernardino. Following the recession and corresponding downturn in the housing market, the cost of land in San Bernardino and throughout much of the Inland Empire is beginning to increase, although costs remain significantly lower than many other Southern California locations.

2. Construction Costs

The cost of construction depends primarily on the cost of materials and labor. Construction costs may vary significantly based on the type of housing, unit size, amenities, building materials, site constraints and existing land improvements. For example, wood-frame construction is more affordable than steel-frame construction. The quality and cost of framing and finishing materials impacts the cost of the housing unit.

The cost of labor is based on a number of factors, including housing demand, the number of contractors in an area, and the unionization of workers, but it is generally two to three times the cost of materials. Thus the cost of labor represents a substantial portion of the overall cost of construction.

3. Financing

To the developer and homebuyer, interest rates have the greatest impact on the ability to construct, improve, or purchase a home. Interest rates, however, are determined in part by national policies and economic conditions, and there is little that local governments can do to affect these rates.

Following the recession that began in 2007, mortgage rates have been at historic lows to encourage qualified buyers to enter the market. As of 2013, mortgage loans for homes are generally available at a rate below 5% for a standard fixed-rate loan with a 30-year term. Interest rates can have a dramatic impact on housing affordability, particularly for those with less than prime credit. In addition, the recent foreclosure crisis has generated more conservative lending standards, and down payment requirements have increased.

Although stricter lending standards constrain homeownership opportunities for households with subprime credit, ultimately this practice may protect households with unstable finances from being overburdened by the responsibilities and expenses of homeownership. The City and local nonprofits provide homebuyer education programs that explain credit, lending, and home maintenance, among other topics needed to prepare a household for ownership. The City also improves the financing options of lower and moderate income households through down payment assistance programs.

a. Foreclosures

Following the onset of the recession, there was a dramatic increase in foreclosures in San Bernardino and throughout most of the Inland Empire. The crisis originated with the loosening of credit terms to the extent that households were unable to actually afford the home, and in some cases agreed to loan terms without understanding the future increase in required payments. These predatory practices, coupled with an overproduction of housing and declines in employment and other sectors of the economy resulted in a depressed housing market in which many units throughout the City remain vacant. RealtyTrac estimates that the foreclosure rate in the City of San Bernardino at 0.18%, or one in every 542 homes. This is higher than the State average (0.11% or one in every 901 homes).

The City is an active partner in preventing foreclosures and maintaining foreclosed properties. The City competitively applied for and received funds made available under Title III of the Housing and Economic Recovery Act of 2008 and administered by HUD under the Neighborhood Stabilization Program (NSP). Using NSP funds, the City purchased 47 foreclosed single-family properties which have been rehabilitated and sold to income-qualified homebuyers. However, the NSP program is expiring and the City will have only limited resources to address foreclosures in the future.

4. Environmental and Infrastructure Constraints

Environmental hazards such as flooding, fire hazards, geologic, and seismic conditions generally provide the greatest threat to the built environment in the Inland Empire. Water supply and infrastructure is critical to support residential growth, particularly in drought conditions such as those frequently experienced in San Bernardino and throughout Southern California.

a. Flooding Hazards

Flooding is a concern in 100-year floodplain areas and in the foothills in the northern part of the City. Development of parcels within those areas will be required to address potential flooding hazards as detailed in the Development Code. Topographic and geologic conditions vary throughout the City and can reduce development potential, especially in areas of steep terrain such as the northern foothills. Much of the land in this area is designated for lower density residential development and open space uses to reduce the impact to the hillsides and protect future development from landslides and flooding.

b. Fire Hazards

Urban and wildland interface fires pose a threat to residential development in San Bernardino. Approximately 19 acres of land in the City abut the San Bernardino National Forest, a protected undeveloped area with dense, dry brush and stands of evergreen trees. These hillsides and other adjacent open space areas pose a fire hazard, especially during the dry summer and fall months. The San Bernardino City Fire Department responds to calls in this area and throughout the City. Proactive measures to deter losses from fire include multifamily rental housing inspections for compliance with fire codes, emergency preparedness public education, and development requirements to reduce fire threats, such as sprinkler standards and knox box guidelines. (It is the San Bernardino City Fire Department's policy to have a key box entry system installed on any commercial or industrial business where delayed access or entry may hamper emergency operations or other fire department services.) Per the Development and Fire Codes, hillside development and development adjacent to natural open space areas is designed and landscaped to preserve natural features while also protecting structures from fires. Some preventative design measures may increase the cost of housing construction, but are necessary for public safety and as such are not considered a constraint to housing development.

c. Geological Hazards

The San Andreas Earthquake Fault Zone traverses the City in a northwest to southeast fashion, following the foothills along the northern edge of the City. The San Jacinto and Loma Linda Earthquake Fault Zones further traverse the City, also in a northwest to southeast fashion, through the lower middle and southern portions of the City. Several watercourses go through the City, including the Santa Ana River, Cajon Creek, Lytle Creek, and numerous canyon drainage courses. The City also has significant biological habitats along the foothills and rivers. The environmental constraints will affect the development of housing units to the extent that developers propose projects in constrained areas. However, the City estimates that less than 7% of the total vacant residential land area is affected by environmental constraints.

With 15 active faults potentially affecting the City, seismic hazards must be taken into consideration during construction and rehabilitation efforts. While most of the active faults are located outside of the City, the San Andreas Fault runs along the southern base of the San Bernardino Mountains in the City of San Bernardino. The fault segment within the San Bernardino planning area, however, has not experienced a major

earthquake in over 200 years and possibly for as long as 600 years. The City's Building and Safety Codes provide important standards for construction in a seismically sensitive area. The City also maintains a list of unreinforced masonry buildings, which are more susceptible to damage in the event of an earthquake. Preventative measures inherent in Building Codes are intended to prevent loss of property and life, are necessary, and are not considered to pose a constraint to housing development.

d. Water Services

The City of San Bernardino Water Department provides water services for the San Bernardino Municipal Water District (SBMWD). The 2010 Amended Urban Water Management Plan (UWMP) provides an overview of the City's water supply and conservation efforts to ensure that the City's infrastructure can meet the water demands of future growth. The water distribution system consists of pipelines, storage reservoirs, pumping stations, hydroelectric generating stations, control valves, fire hydrants, water meters, and wells located throughout the City. The UWMP projects that SBMWD will be able to meet anticipated demands through 2035, even in the case of multiple dry years.

e. Wastewater Services

Wastewater is treated at the San Bernardino Water Reclamation Plant to a secondary treatment (non-potable) level and is then transferred to a tertiary treatment facility in Colton that is jointly owned by the City of Colton and SBMWD. Treated water is discharged into the Santa Ana River and is not currently used to offset water demand.

The availability of water and wastewater services and capacity are not anticipated to constrain the City's ability to accommodate new residential development to meet the City's RHNA allocation during the planning period.

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EVALUATION OF ACCOMPLISHMENTS OF THE 2008 HOUSING ELEMENT

The housing plan of the 2008-2014 Housing Element was organized into housing goals, policies, and implementation programs. The housing goals were each addressed through multiple programs utilizing a variety of funding sources. The State of California requires an assessment of the previous housing plan to identify areas of accomplishment as well as areas in which improvement could occur in the new planning period. The progress of the implementation of the 2008 Housing Element is evaluated by its housing priorities, shown in Table H-37.

The results of the analysis provided the basis for developing the comprehensive housing strategy for the 2013–2021 planning period (Section 7 – Housing Strategy).

Table H-37
Success of Housing Element Programs and Actions

Housing Program	*Funding Source*	*Goal*	*Responsible Agency*	*Accomplishments*
Goal 3.1 Identify adequate sites for a variety of housing types				
3.1.1 Acquisition, Demolition, and Redevelopment	NSP; LMIHF	Demolition of substandard housing at 32 sites	Economic Development Agency	NSP funds were used to acquire and rehabilitate 122 single-family homes and resell to qualified lower-income households. In addition, NSP funds were used to acquire five four-plexes by Mary Erickson Community Housing Inc. **Continued Appropriateness:** NSP and LMIHF funds are no longer available for significant housing activities. This program is not included in the 2013-2021 Housing Element.
3.1.2 Downtown Housing	General Fund; Redevelopment/ LMIHF	100 lower and 100 moderate income units	Economic Development Agency	Due to the depressed housing market and economic recession, few development activities took place during the planning period. **Continued Appropriateness:** The City will continue to facilitate development within the Downtown areas along transit lines. This program is modified and included in the 2013-2021 Housing Element.
3.1.3 Transit-Oriented Development Overlay	Caltrans Community Planning Grant	Create a TOD Overlay	Planning Division	The City created the Transit District Overlay (TD) in 2012. The TD boundaries are established in 13 unique areas via five transit station area types: • Kendall Drive Neighborhood Stations • E Street Neighborhood Stations • Village/Urban Center Station Areas • Downtown Station Area (along E Street) • Employment Center Station Areas (along Hospitality Lane) **Continued Appropriateness:** The City will continue to facilitate development within the TD areas. This program is modified and included in the 2013-2021 Housing Element.

Table H-37
Success of Housing Element Programs and Actions

Housing Program	*Funding Source*	*Goal*	*Responsible Agency*	*Accomplishments*
3.1.4 Residential Standards for Commercial General-3 Zone	General Fund	Update Development Code	Planning Division	Due to budgetary constraints and limited residential developments, the City has not yet made the code amendments to facilitate intensification along underutilized corridors. **Continued Appropriateness:** As the economy recovers, the City anticipates renewed development interest in the City. This program is modified to include Commercial General - 4 zones and included in the 2013-2021 Housing Element.
3.1.5 Corridor Improvement Program	General Fund	Facilitate intensification along underutilized corridors	Planning Division	Due to budgetary constraints and limited development activities, the City has not yet made the code amendments to facilitate intensification along underutilized corridors. **Continued Appropriateness:** As the economy recovers, the City anticipates renewed development interest along the corridors. This program is included in the 2013-2021 Housing Element.
3.1.6 General Lot Consolidation Incentive	General Fund	Amend Development Code to incentivize lot consolidation	Planning Division	Due to budgetary constraints and limited development activities, the City has not yet made the code amendments to facilitate lot consolidation. **Continued Appropriateness:** As the economy recovers, the City anticipates renewed development interest in the City. This program is included in the 2013-2021 Housing Element.
3.1.7 Density Bonus Provisions	General Fund	Amend Development Code	Planning Division	No significant residential development has occurred in the City due to the collapsed housing market. Budgetary constraints have also resulted in significant reductions in staffing capacity. The City has not yet amended the Development Code to reflect the current Density Bonus law. **Continued Appropriateness:** This program is carried forward to the 2013-2021 Housing Element.

Table H-37
Success of Housing Element Programs and Actions

Housing Program	*Funding Source*	*Goal*	*Responsible Agency*	*Accomplishments*
3.1.8 Housing Element Monitoring	General Fund	Provide annual reports to HCD	Planning Division	The City continues to monitor its housing activities through the Consolidated Annual Performance Evaluation Report (CAPER) process. The City has also begun filing its Housing Element progress with the State HCD via its online reporting system. **Continued Appropriateness:** This is a routine staff function and is not included in the 2013-2021 Housing Element as a specific housing program.
Goal 3.2 Conserve and improve the existing affordable housing stock and revitalize deteriorating neighborhoods				
3.2.1 Acquire, Rehabilitate, and Resell Foreclosed Homes	NSP	Acquire and rehabilitate 95 foreclosed homes	Economic Development Agency	NSP funds were used to acquire and rehabilitate 122 single-family homes and resell to qualified lower-income households. **Continued Appropriateness:** The City still has a significant number of foreclosed homes. This program is included in the 2013-2021 Housing Element using HOME funds.
3.2.2 Acquire, Rehabilitate, and Rent Neglected Properties	NSP	Acquire and rehabilitate 100 foreclosed multi-family properties	Economic Development Agency	Using NSP funds, five four-plexes were acquired by Mary Erickson Community Housing Inc. This project obligated 97% of the City's NSP funds for this program. **Continued Appropriateness:** The City has exhausted its NSP funds. This program is not included in the 2013-2021 Housing Element.

Table H-37
Success of Housing Element Programs and Actions

Housing Program	*Funding Source*	*Goal*	*Responsible Agency*	*Accomplishments*
3.2.3 Homebuyer and Owner Education	LMIHF	Continue NHSIE education programs	Economic Development Agency	Prior to the dissolution of redevelopment, the City used to fund a Homebuyer Assistance Program (HAP) and a Homebuyer and Owner Education program with redevelopment funds. Both the HAP and Homebuyer and Owner Education programs are now funded with HOME funds. Between FY 2008 and FY 2011, 145 lower- and moderate-households were assisted with homebuyer assistance, and 1,279 lower- and moderate-income households were assisted with homebuyer education. **Continued Appropriateness:** The Homebuyer Education program is integrated as a component of HAP to be funded with HOME funds (Program 3.3.1) and therefore is not included in the 2013-2021 Housing Element as a separate program.
3.2.4 Single-Family Rental Property Inspection	General Fund; inspection fees	Continue code enforcement activities	Code Enforcement	The City continues to offer the Single-Family Rental Housing Inspection Program. **Continued Appropriateness**: It is estimated that 30% of single family homes in San Bernardino are rental properties and they account for a disproportionately high percentage of neighborhood code violations. This program continues to be an important component of the City's overall strategy to maintain and improve housing conditions. This program is included in the 2013-2021 Housing Element.

Table H-37
Success of Housing Element Programs and Actions

Housing Program	*Funding Source*	*Goal*	*Responsible Agency*	*Accomplishments*
3.2.5 Multifamily Inspection Program	General Fund	Continue annual inspection	Code Enforcement	On June 6, 2011, the City adopted the Crime Free Multi-Housing ordinance, mandating the participation by all multi-family (4 or more units) rental property owners and managers. The program consists of three phases: an 8-hour training class, inspection of the properties to verify implementation of Crime Prevention through Environmental Design (CPTED) elements, maintenance of CPTED standards and active participation in the Neighborhood Watch Program. In addition, the City also offers a Multi-Family Rental Housing Fire Inspection Program through the Fire Department. **Continued Appropriateness:** This program is modified in the 2013-2021 Housing Element to reflect the current strategy (Crime-Free Multi-Family Housing and Rental Housing Fire Inspection) for improving the livability of rental housing in the City.
3.2.6 Neighborhood Housing Services of the Inland Empire (NHSIE) Neighborhood Maintenance Program	LMIHF	Continue program	Economic Development Agency; NHSIE	With the dissolution of redevelopment and significant cuts in CDBG and HOME programs, this program is no longer available. **Continued Appropriateness:** This program is not included in the 2013-2021 Housing Element.
3.2.7 Onsite Property Management Incentives	LMIHF	Provide financial assistance to 25 moderate income managers	Planning Division	With the dissolution of redevelopment, this program is no longer available. **Continued Appropriateness:** In June 2011, the City adopted the Crime-Free Multi-Family Housing Ordinance to facilitate rental housing that is free of crime and blight. This new program is included in the 2013-2021 Housing Element.

Table H-37
Success of Housing Element Programs and Actions

Housing Program	*Funding Source*	*Goal*	*Responsible Agency*	*Accomplishments*
3.2.8 Oldtimers Grant Program	LMIHF	Provide home repair grants to 500 units occupied by seniors and disabled households	Economic Development Agency	The Old Timers Foundation continued to perform minor and emergency home repairs for low-income homeowners (earning 80% and below median income). Repairs cannot exceed $1,000 per housing unit. Seniors (60 years or older), disabled persons or recipients of SSI are eligible for this program. Between FY 2008 and FY 2011, 211 lower-income households benefitted from this program. **Continued Appropriateness:** The City recognizes the urgent nature of this need. This program is continued in the 2013-2021 Housing Element. CDBG funds are used to replace redevelopment funding for this program.
3.2.9 Neighborhood Initiative Beautification Program	Neighborhood Initiative Program	Apply for additional funding	Economic Development Agency	The City increased the grant amount to $10,000 to provide homeowners with incomes up to 120% AMI with exterior improvements. Homeowners are required to attend a "Preventive Maintenance" program offered by the Neighborhood Housing Services of Inland Empire. Redevelopment funds were used to provide the loans and grants. Between FY 2008 and FY 2011, 308 low and moderate income households were assisted with Beautification loans and grants. **Continued Appropriateness:** With the dissolution of redevelopment, the program was retitled to "Critical Repair Program" and is being funded with CDBG funds. Therefore only households with incomes up to 80% of the AMI would be eligible for this program. This new program is included in the 2013-2021 Housing Element.

Table H-37
Success of Housing Element Programs and Actions

Housing Program	*Funding Source*	*Goal*	*Responsible Agency*	*Accomplishments*
3.2.10 Preservation of Assisted Multifamily Rental Housing	General Funds; LMIHF	Preserve 139 publicly assisted housing units	Economic Development Agency	No at-risk projects converted to market rate housing during the planning period. **Continued Appropriateness:** The City will continue to monitor its affordable housing inventory. This program is modified and included in the 2013-2021 Housing Element.
3.2.11 Lead Hazard Control	LMIHF	Continue to integrate lead hazard evaluation and reduction activities into existing housing impaction and rehabilitation programs	Economic Development Agency	Between FY 2008 and FY 2011, only seven households were assisted under this program. However, when CDBG or HOME funds are used to provide substantial rehabilitation activities, lead-based paint hazard abatement is mandatory. Therefore, lead hazard control is an integral component of the City's various rehabilitation programs. **Continued Appropriateness:** Lead hazard control is incorporated as an integral component of the City's various rehabilitation programs and is not separately included in the 2013-2021 Housing Element as a unique program.
3.2.12 Mobile Home Grant Repair Program	LMIHF	Provide grants to 50 lower and moderate income households	Economic Development Agency; NHSIE	The program provides grants up to $5,000 for mobile home repairs, primarily to address health and safety code issues. Between FY 2008 and FY 2011, 47 lower income households were assisted under this program. **Continued Appropriateness:** The City recognizes the urgency of this housing need. This program is included in the 2013-2021 Housing Element using HOME funds.

Table H-37
Success of Housing Element Programs and Actions

Housing Program	*Funding Source*	*Goal*	*Responsible Agency*	*Accomplishments*
Goal 3.3 Assist in the provision of housing affordable to lower and moderate income households				
3.3.1 First-Time Homebuyer	LMIHF; NSP-1; Mortgage Assistance Program	Assist 75 lower and moderate income households	Economic Development Agency	Prior to the dissolution of redevelopment, the City used to fund a Homebuyer Assistance Program (HAP) with redevelopment funds. Between FY 2008 and FY 2011, 145 lower and moderate households were assisted with homebuyer assistance. **Continued Appropriateness:** HAP is now funded with HOME funds and is included in the 2013-2021 Housing Element as a separate program.
3.3.2 Utility Assistance	LMIHF	Assist 375 lower and moderate income homeowners	Economic Development Agency	The Utility Assistance Program assisted households with incomes up to 50% AMI with utility payments. Between FY 2008 and FY 2011, the City assisted 1,492 very low-income households using redevelopment funds. **Continued Appropriateness:** With the dissolution of redevelopment, no appropriate funding is available for this program. This program is not included in the 2013-2021 Housing Element.

Table H-37
Success of Housing Element Programs and Actions

Housing Program	*Funding Source*	*Goal*	*Responsible Agency*	*Accomplishments*
3.3.3 Emergency Shelter Grant	CDBG; LMIHF	Continue program	Economic Development Agency	The City continues to utilize Community Development Block Grants (CDBG) and Emergency Shelter Grant (ESG) to support shelter operations that benefit the homeless in San Bernardino. Agencies assisted include, but are not limited to: • Central City Lutheran Mission • Mary's Mercy Center – Mary's Table • Inland Temporary Homes • Operation Grace • Option House • Salvation Army • Time for Change Foundation • Foothill AIDS Project • Veronica's Home of Mercy **Continued Appropriateness:** The City's CDBG and ESG funding levels have been substantially reduced in recent years due to budgetary cuts at the federal level. The City's ability to support homeless shelter operations has been greatly compromised. Nevertheless, so long as the City continues to receive ESG funds, the City will continue to provide homeless services. This program is included in the 2013-2021 Housing Element.

Table H-37
Success of Housing Element Programs and Actions

Housing Program	*Funding Source*	*Goal*	*Responsible Agency*	*Accomplishments*
3.3.4 Transitional Housing Assistance	CDBG	Continue to support program	Economic Development Agency	The City has used various funding sources to create transitional housing opportunities in the community. Between FY 2008 and FY 2011, the City assisted in the following: • Mary Mercy – Veronica's Home – 20 units (70 beds) • 1476 W. 6th Street – 11 units • One single-family home **Continued Appropriateness:** The City will continue to pursue opportunities for transitional housing. This program is included in the 2013-2021 Housing Element.
3.3.5 California State University, San Bernardino, Professor Homebuyer Assistance	LMIHF	Assist 30 professors with homebuying	Economic Development Agency	Home prices in San Bernardino plummeted during the housing market crash. Interest in the program was limited. Through the HAP program, 145 households were assisted between FY 2008 and FY 2011 to purchase a home in San Bernardino. **Continued Appropriateness:** The City will continue to offer the homebuyer assistance through HAP using HOME funds. This program is not included in the 2013-2021 Housing Element.
3.3.6 Assistance for Extremely Low-Income Households	LMIHF	Allocate LMIHF so that half of very low-income units constructed, rehabilitated or redeveloped are for extremely low-income households	Economic Development Agency	Between FY 2008 and FY 2011, the City created at least 550 affordable units through new construction and acquisition/ rehabilitation. Among these, 32 units are transitional housing for formerly homeless women with children. Another 499 units are rental units for seniors. These units are targeted primarily for extremely low- and very low-income households. **Continued Appropriateness:** The City will continue to focus its limited resources to the most underserved populations. This program is integrated into various programs in the 2013-2021 Housing Element.

Table H-37
Success of Housing Element Programs and Actions

Housing Program	*Funding Source*	*Goal*	*Responsible Agency*	*Accomplishments*
3.4 Promote equal housing opportunities for all persons in San Bernardino				
3.4.1 Reasonable Accommodation Ordinance	General Fund	Adopt a Reasonable Accommodation Ordinance	Planning Division	Due to budgetary and staff constraints, the City has not yet amended the Development Code to include a Reasonable Accommodation Ordinance. **Continued Appropriateness:** This program is carried forward to the 2013-2021 Housing Element.
3.4.2 Universal Design Features	General Fund	Explore amending Development Code to incentivize universal design features	Planning Division	Due to budgetary and staff constraints, as well as limited development activities, the City has not yet amended the Development Code to provide incentives for universal design features. **Continued Appropriateness:** This program is carried forward to the 2013-2021 Housing Element.
3.4.3 Fair Housing Mediation	General Fund	Continue to support program	Planning Division	The City contracts with the Inland Fair Housing Mediation Board to provide education, dispute resolution, and legal advising services to San Bernardino owners, landlords, and tenants in conflict. **Continued Appropriateness:** Fair housing mediation is an important strategy for homeless prevention. This program is included in the 2013-2021 Housing Element.
3.4.4 Transitional and Permanent Supportive Housing	General Fund	Amend Development Code to address transitional and supportive housing	Planning Division	Due to budgetary and staff constraints, the City has not yet amended the Development Code to address the provision of transitional and supportive housing. **Continued Appropriateness:** This program is carried forward to the 2013-2021 Housing Element.

Table H-37
Success of Housing Element Programs and Actions

Housing Program	*Funding Source*	*Goal*	*Responsible Agency*	*Accomplishments*
3.4.5 Operation Phoenix	General Fund	Identify and support quality preschool opportunities	Mayor's Office	The City continues to offer Operation Phoenix as a strategy to provide quality childcare and afterschool opportunities for children from lower-income households. Designed also as a crime prevention program, Operation Phoenix is delivered by a coalition of City and county departments (Parks and Recreation; Police; Code Enforcement; and San Bernardino County Probation), as well as volunteers. **Continued Appropriateness:** This is not a housing program and is not included in the 2013-2021 Housing Element.
3.5 Reduce the adverse effects of governmental actions				
3.5.1 Priority Water and Sewer Service	General Fund	Facility priority water and sewer service to affordable housing	Planning Division	The City's Water Department provides water services to all residents. Wastewater is treated at the San Bernardino Water Reclamation Plant to a secondary treatment (non-potable) level and is then transferred to a tertiary treatment facility in Colton that is jointly owned by the City of Colton and SBMWD. No significant residential development occurred during the planning period to cause a shortage in water and sewer capacity and warrant prioritizing of water and sewer services. **Continued Appropriateness:** As necessary, the City will continue to facilitate prioritizing of water and sewer services for affordable housing projects. This program is included in the 2013-2021 Housing Element.
3.5.2 Application Streamlining Opportunities	General Fund	Continue to explore ways to streamline residential and mixed-use projects	Planning Division	Residential development activities were limited during the planning period. **Continued Appropriateness:** The City anticipates development interest to resume in upcoming years as the economy continues to recover. This program is included in the 2013-2021 Housing Element.

Table H-37
Success of Housing Element Programs and Actions

Housing Program	*Funding Source*	*Goal*	*Responsible Agency*	*Accomplishments*
3.6 Reduce the amount of energy expended on the construction, conservation, and preservation of housing				
3.6.1 Public Transportation Proximity Priority	NSP	Provide priority funding for projects within one-quarter mile of public transportation	Economic Development Agency	No significant development occurred during the planning period due to the depressed housing market. The City adopted the Transit District Overlay zone in 2012. **Continued Appropriateness:** This program is integrated with the Transit District Overlay Program in the 2013-2021 Housing Element.
3.6.2 Intermediary Green Building Practices	NSP	Require rehabilitation projects to incorporate sustainable practices	Economic Development Agency; Planning Division; and Building and Safety	The City continues to require sustainable practices in residential rehabilitation funded with City funds. **Continued Appropriateness:** This program is included in the 2013-2021 Housing Element.
3.6.3 Sustainable Intermediary Demolition and Salvage	NSP	Reduce building material waste	Allocate LMIHF so that half of very low-income units constructed, rehabilitated or redeveloped are for extremely low-income households	The City continues to require sustainable practices in dealing with construction waste associated with City assisted projects. **Continued Appropriateness:** This program is included in the 2013-2021 Housing Element.

Table H-37
Success of Housing Element Programs and Actions

Housing Program	*Funding Source*	*Goal*	*Responsible Agency*	*Accomplishments*
3.6.4 Green Rehabilitation Study	General Fund	Access cost-effective improvement techniques.	General	The City is in the process of creating a Sustainability Master Plan. However, no specific study was conducted to address green rehabilitation techniques. **Continued Appropriateness:** This program is included in the 2013-2021 Housing Element.

Table H-38
Summary of Accomplishments

Activity	*EL*	*VL*	*L*	*M*	*AM*	*Total*
New Construction						
Objectives	125	1,250	1,000	1,500	2,500	6,375
Actual	21	245	0	5	105	376
Foreclosures						
Objectives	0	0	95		0	95
Actual	122			0	0	122
Rental Rehabilitation						
Objectives	100			0	0	100
Actual	20			0	0	20
Oldtimers Grant						
Objectives	100			0	0	100
Actual	211			0	0	211
Preservation						
Objective	139			0	0	139
Actual	139			0	0	139

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HOUSING STRATEGY

The following goals, policies, and programs set forth a comprehensive housing plan for the City of San Bernardino during the 2013-2021 planning period.

Adequate Sites for New Housing

Goal 3.1 Identify adequate sites for a variety of housing types

Policies:

3.1.1 Provide adequate sites to accommodate the production of a variety of housing types through land use designation, zoning, specific plans, and overlay zones.

3.1.2 Encourage the use of density bonus provisions to provide mixed-income housing and maximize the use of vacant and underutilized residential sites.

3.1.3 Encourage the development of senior housing and housing for persons with disabilities (including developmental disabilities) in all areas of the City, especially on sites with access to public transportation and community facilities.

3.1.4 Direct the production of new housing, including mixed-use and mixed-income projects, in the downtown core and along public transportation corridors.

3.1.5 Support the development of residential uses in primarily commercial areas that allow residential or mixed-use development.

Programs

Program 3.1.1 Downtown Housing

Vacant and underutilized sites in Downtown San Bernardino offer a unique opportunity for integrating residential uses into the dense urban core. The Downtown Core Vision sets forth goals and objectives for transforming this primarily commercial and office area into a lively mixed-use and multipurpose node that is highly connected to city services,

employment, housing, and educational facilities within walking distance and through public transit.

- Objective: Encourage and facilitate the development of new housing in Downtown San Bernardino and along transit lines through the implementation of the Downtown Core Vision.
- Responsible Agency: Planning Division
- Funding Source: General Fund
- Timing: Ongoing

Program 3.1.2 Transit District Overlay

The City created the Transit District Overlay (TD) in 2012. The TD boundaries are established in 13 unique areas via five transit station area types:

- Kendall Drive Neighborhood Stations
- E Street Neighborhood Stations
- Village/Urban Center Station Areas
- Downtown Station Area (along E Street)
- Employment Center Station Areas (along Hospitality Lane)

This overlay zone includes building form and placement standards intended to increase density and intensity of uses around transit stations.

- Objective: Publicize incentives offered by the Transit District Overlay beginning in 2014. Provide technical assistance to interested developers and property owners.
- Responsible Agency: Planning Division
- Funding Source: General Funds
- Timing: Prepare marketing materials in 2014 and ongoing implementation

Program 3.1.3 Residential Standards for Commercial General-3 and Commercial General-4 Zones

The City permits mixed-use residential development in the Commercial General-3 (CG-3) and Commercial General-4 (CG-4) zones. Currently, the Development Code explicitly states that development standards and maximum density for mixed-use residential uses in the CG-3 and CG-4 zones default to those in the Commercial General-2 (CG-2) zone. Development standards will provide property owners and the development community with a better understanding of the residential development potential in this zone.

- Objective: Update the development code to identify clear and objective development standards for housing and mixed-use development in the CG-3 zone.
- Responsible Agency: Planning Division
- Funding Source: General Fund
- Timing: Update Development Code by 2016

Program 3.1.4 Corridor Improvement Program

The four Corridor Strategic Areas—Mount Vernon, E Street, Baseline, and Highland—are generally characterized by underperforming strip commercial, vacant or underutilized parcels, deteriorating structures, and inconsistent façades and signage. The Corridor Improvement Program is an optional package of policy, regulatory, and incentives intended to stimulate investment and development in the Corridor Strategic Areas. While the underlying land use designations and zones still apply, the property owner may request, and the City may choose to apply, aspects of the Corridor Improvement Program necessary to achieve the desired results. Key incentives include allowing increased densities for housing and mixed-use projects within 500 feet of a transit stop, increasing densities and FARs for mixed-use projects that replace strip commercial on arterials, and increased density for projects that combine parcels (lot consolidation).

Furthermore, code enforcement activities in this area will encourage violators to demolish unsafe buildings through existing demolition programs and educate property owners of new opportunities available through the Corridor Improvement Program.

- Objective: Facilitate investment and intensification along underutilized corridors through codifying the development and lot consolidation incentives proposed in the General Plan Land Use Element Corridor Improvement Program.
- Responsible Agency: Planning Division
- Funding Source: General Fund
- Timing: Update Development Code by 2016

Program 3.1.5 General Lot Consolidation Incentive

Small, individual lots offer limited development potential, and generally cannot support onsite property management. Development opportunities could be increased through a small-lot consolidation program that offers a 15% density bonus for projects with a residential component that are

committing to a maintenance plan and having on-site management. This encourages a more efficient use of the land while ensuring adequate long-term maintenance and oversight of a property.

- Objective: Amend the development code to incentivize lot consolidation for projects committing to management plans and providing on-site management.
- Responsible Agency: Planning Division
- Funding Source: General Fund
- Timing: Update Development Code by 2016

Program 3.1.6 Density Bonus Provisions

Density bonus provisions reward developers providing affordable housing to seniors or families with an increase in density and reduced building requirements, such as reduced parking, reduced setbacks, and other factors that decrease the cost of housing production. Density bonus projects can be an important source of housing for lower- and moderate-income households.

- Objective: Facilitate higher density and affordable housing development by amending the development code to reflect the latest amendments to State density bonus law.
- Responsible Agency: Planning Division
- Funding Source: General Fund
- Timing: Update Development Code by 2016

Housing and Neighborhood Preservation

Goal 3.2	Conserve and improve the existing affordable housing stock and revitalize deteriorating neighborhoods.

Policies:

3.2.1	Improve the quality of the existing housing stock through the rehabilitation and improvement of market rate neighborhoods and affordable housing projects.
3.2.2	Support code enforcement programs that identify problem areas and assist lower-income homeowners in correcting building code violations.

3.2.3 Assist in the maintenance and rehabilitation of rental units whose owners provide affordable housing to lower-income tenants in exchange for long-term affordability agreements.

3.2.4 Encourage and facilitate the rehabilitation and reuse of distressed and abandoned properties.

3.2.5 Support neighborhood conservation and residential rehabilitation programs that offer financial or technical assistance to owners of lower- and moderate-income housing or distressed properties.

3.2.6 Encourage resident involvement in neighborhood improvement program planning to identify needs and implement programs targeted for the areas most in need of rehabilitation.

3.2.7 Dedicate resources to eradicate and prevent blighting conditions and maintain standards to safeguard and preserve the City's neighborhoods.

Programs

Program 3.2.1 Single-Family Unit Acquisition and Rehabilitation Program

The City still has a significant number of homes that have been foreclosed, many of which were abandoned or improperly secured, and have significantly deteriorated or been vandalized by squatters and thieves. A focus of this program is in Ward 1, but foreclosed homes Citywide are eligible properties. The City has identified intermediary service providers (currently with Housing Partners 1, Inc. and Neighborhood Housing Service of the Inland Empire) to rehabilitate, manage, market, and close the sale of previously deteriorating foreclosed homes.

- Objective: Acquired and rehabilitate at least 50 abandoned and foreclosed homes for income-restricted resale to lower-income households.
- Responsible Agency: City Manager's Office; Housing Division
- Funding Source: HOME
- Timing: Ongoing

Program 3.2.2 Single-Family Rental Property Inspection

The City's Single-Family Rental Property Inspection Program requires that all property owners and companies that lease single-family detached or attached homes be annually inspected by Code Enforcement staff. The inspections document the condition of single-family rental housing, provide opportunities to educate owners and tenants about their responsibilities to the property, identify illegal rental units, and combat blighted conditions that reduce property values. As a community in which much of the single-family homes have converted to rental housing, the actions generated by this program and through Code Enforcement responses to complaints represent a significant part of the City's effort to improve neighborhood conditions and reduce crime.

- Objective: Continue to identify code violations and educate owners and tenants about their respective responsibilities through single-family rental inspections. Refer owners to appropriate City programs to provide technical and financial assistance to address code violations.
- Responsible Agency: Code Enforcement
- Funding Source: General Fund and inspection fees
- Timing: Annually; refer owners to City housing rehabilitation programs as needed

Program 3.2.3 Crime-Free Multi-Family Housing

On June 6, 2011, the City adopted the Crime Free Multi-Housing ordinance, mandating the participation by all multi-family (4 or more units) rental property owners and managers. The program consists of three phases: an 8-hour training class; inspection of the properties to verify implementation of Crime Prevention through Environmental Design (CPTED) elements; maintenance of CPTED standards and active participation in the Neighborhood Watch Program.

In addition, the City also offers a Multi-Family Rental Housing Fire Inspection Program through the Fire Department.

- Objective: Improve multifamily housing conditions; refer code violators to rehabilitation assistance programs on an as-needed basis.
- Responsible Agency: Code Enforcement
- Funding Source: General Fund
- Timing: Annually; referrals on an as-needed basis

Program 3.2.4 Single-Family Rehabilitation Program

This program is administered under contract with Neighborhood Housing Services of the Inland Empire (NHSIE) and Inland Housing Development Corporation (IHDC). It involves providing up to $30,000 as a rehabilitation loan to income eligible households to address code deficiencies and bring the housing unit to code standards Citywide.

- Objective: Provide rehabilitation assistance to 20 lower- and moderate-income households annually.
- Responsible Agency: City Manager's Office; Housing Division
- Funding Source: HOME; CalHome
- Timing: Ongoing; apply for additional State and federal funds as funding is available

Program 3.2.5 Elderly/Special Needs Minor Repair Grants Program (Oldtimers Grants)

The Old Timers Foundation, a local non-profit corporation, performs minor and emergency home repairs for low-income homeowners (80% and below median income). Repairs cannot exceed $1,000 per housing unit. Seniors (60 years or older), disabled persons (including persons with developmental disabilities) or recipients of SSI are eligible for this program. Qualified repairs include: plumbing (i.e., sink fixtures), replacing of doors, screens, and window glass, and minor electrical repairs. Outreach for the program is conducted at various Senior Centers throughout the City, and by word-of-mouth.

- Objective: On an annual basis, provide home repair grants for approximately 85 units occupied by senior and disabled households.
- Responsible Agency: City Manager's Office; Housing Division
- Funding Source: CDBG
- Timing: Ongoing

Program 3.2.6 Critical Repair Program

The Critical Repair Program assists homeowners who are occupying their dwellings and whose incomes do not exceed 80% of the median income. The program provides financial assistance of up to $10,000 to homeowners for exterior improvements to their property. As a condition of receiving this assistance, property owners are required to attend a "Preventative Maintenance" class conducted by one of the City's local

non-profit partners, Neighborhood Housing Services of the Inland Empire (NHSIE).

- Objective: Annually, provide assistance to 10 lower-income households to make critical exterior repairs.
- Responsible Agency: City Manager's Office; Housing Division
- Funding Source: CDBG
- Timing: Ongoing

Program 3.2.7 Preservation of Assisted Multifamily Rental Housing

The City has a significant inventory of publicly assisted rental housing affordable to low-income households. Eighteen affordable rental housing developments in the City offer income/rent-restricted housing for 2,205 very low-income households. Among these, 15 projects have subsidy contracts that are expiring during the next ten years. These projects are technically considered at risk of converting to market-rate housing. However, in reality, most of these projects are non-profit owned senior housing which would receive priority for renewal of subsidy contracts with HUD.

The City will also periodically (and as-needed) conduct outreach to owners of assisted projects to understand their intentions for opting out of the Section 8 program, or pursuing financial restructuring in order to extend the affordability controls.

In addition to the property owner outreach, the City will also conduct periodic outreach to tenants in assisted projects. This outreach will inform residents of resources available to tenants, such as the Crime-Free Rental Housing Program training and support services, and will include notification and explanation of the risk of conversion, if applicable.

- Objective: Work with property owners and qualifying agencies to preserve 1,627 assisted multi-family rental units at risk of converting to market rents. Provide technical assistance, when needed, to assist the owners of properties eligible for conversion to market rates in seeking funds and completing other tasks necessary to secure funds that preserve the affordability of housing.
- Responsible Agency: City Manager's Office; Housing Division
- Funding Source: General Fund; HOME and other funding as available
- Timing: Ongoing

Program 3.2.8 Multifamily Rental Housing Acquisition/ Rehabilitation

Through a Notice of Funding Availability (NOFA) process, the City plans to retain a qualified Community Housing Development Organization (CHDO) to acquire and rehabilitate multifamily rental housing as long-term affordable housing for lower-income households.

- Objective: Acquire and rehabilitate 50 multifamily rental units to benefit lower-income households
- Responsible Agency: City Manager's Office; Housing Division
- Funding Source: HOME
- Timing: Issue NOFA in 2014 and complete acquisition/ rehabilitation of 50 units by 2016

Program 3.2.9 Mobile Home Grant Repair Program

Although the compact nature of mobile homes generally reduces maintenance costs, the cost of maintenance as units age and deteriorate can overextend a lower- or moderate-income household's budget. The Mobile Home Grant Repair Program is currently administered by Old-timers Foundation, Inc., Inland Housing Development Corporation, Inc. (IHDC) and Neighborhood Housing Services of the Inland Empire (NHSIE). The program provides grants up to $5,000 for mobile home repairs.

- Objective: On an annual basis, provide home improvement grants to 20 lower-income mobile home owners.
- Responsible Agency: City Manager's Office; Housing Division
- Funding Source: HOME
- Timing: Ongoing

Affordable Housing Assistance

Goal 3.3 Assist in the provision of housing affordable to lower- and moderate-income households.

Policies:

3.3.1 Increase housing opportunities and choices for lower- (including extremely low-) and moderate-income households.

3.3.2 Create and support opportunities to assist first time homebuyers.

3.3.3 Support innovative public, private, and not-for-profit efforts for the development and financing of affordable housing.

3.3.4 Apply for regional, state, and federal funds for the development or restriction of housing for lower- and moderate-income households.

3.3.5 Establish guidelines for the purchase, rehabilitation, and resale of foreclosed properties restricted to lower- and moderate-income households.

Programs

Program 3.3.1 Homebuyer Assistance Program (HAP)
This program is designed to assist qualified first-time homebuyers with the purchase of a home within the City limits. Eligible properties can include condominiums, town homes, and single-family detached homes. The Homebuyer Assistance Program provides financial assistance (of up to 20% of the purchase price) that may go towards down payment and closing costs. The homes purchased under this program may be located in any census tract in the City, as long as the dwelling is used as the homebuyer's principal residence and the home remains affordable for a period of not less than 20 years.

Furthermore, the City offers a homebuyer and homeowner education program as a component of HAP. Some new homebuyers and existing owners are not properly informed of the responsibilities of homeownership and could greatly benefit from educational programs on credit, lending, and home maintenance topics. The City contracts with NHSIE to provide educational programs.

- Objective: On an annual basis, provide downpayment assistance to 50 low-income first-time homebuyers and homebuyer/ homeowner education to 300 households
- Responsible Agency: City Manager's Office; Housing Division
- Funding Source: HOME; private funds (for homeowner education)
- Timing: Ongoing

Program 3.3.2 Emergency Shelter Assistance

The City continues to utilize Community Development Block Grants (CDBG) and Emergency Solutions Grant (ESG) to support shelter operations that benefit the homeless in San Bernardino. Agencies assisted include, but are not limited to:

- Central City Lutheran Mission
- Mary's Mercy Center – Mary's Table
- Inland Temporary Homes
- Operation Grace
- Option House
- Salvation Army
- Time for Change Foundation
- Foothill AIDS Project
- Veronica's Home of Mercy

- Objective: Continue to support emergency shelter operations
- Responsible Agency: City Manager's Office; Housing Division
- Funding Source: CDBG; ESG
- Timing: Ongoing

Program 3.3.3 Transitional Housing

The City has used various funding sources to create transitional housing opportunities in the community, including:

- Mary Mercy – Veronica's Home – 20 units (70 beds)
- 1476 W. 6th Street – 11 units
- One single-family home

- Objective: Continue to support transitional housing programs and identify opportunities for expanding the transitional housing inventory to benefit lower- and extremely low-income households.
- Responsible Agency: City Manager's Office; Housing Division
- Funding Source: CDBG; HOME
- Timing: Ongoing

Equal Housing Opportunity

Goal 3.4 Promote equal housing opportunities for all persons in San Bernardino.

Policies:

3.4.1 Provide a regulatory environment in which housing opportunities are available for all persons.

3.4.2 Implement housing policies and programs without regard to race, ethnicity, national origin, age, religion, sex, family status, or other arbitrary factors not related to the purpose of the policy or program.

3.4.3 Improve quality of life for disabled persons by facilitating relief from regulatory barriers to accessible housing.

3.4.4 Encourage senior housing facilities in multi-family and commercial areas of the community, particularly when in proximity to public transportation and supportive commercial, health, and social service facilities.

3.4.5 Create a continuum of care for the homeless and those transitioning out of homelessness by facilitating the establishment of emergency shelters, transitional housing, and permanent supportive housing.

3.4.6 Encourage the development of market rate and affordable housing with family-oriented and childcare amenities to help meet the needs of large families and single parents.

Programs

Program 3.4.1 Reasonable Accommodation Ordinance

The City of San Bernardino does not have a formal process for requesting exemptions from government regulations for the purpose of creating housing accessible to disabled persons. A Reasonable Accommodation Ordinance will enact a process for disabled individuals (or those acting on their behalf) to make requests for reasonable accommodation for relief from burdensome land use, zoning, or building laws, rules, policies, practices, and/or procedures. The City will make reasonable

accommodation information available at City Hall and on the City's website.

- Objective: Reduce governmental constraints to housing for disabled persons through adopting a Reasonable Accommodation Ordinance.
- Responsible Agency: Planning Division
- Funding Source: General Fund
- Timing: Update Development Code by 2016

Program 3.4.2 Universal Design Features

Universal design features are accessible designs that create barrier-free spaces. Universal design can make a home accessible to persons with disabilities (including persons with developmental disabilities) and comfortable for general use. By incentivizing or requiring assisted new construction or rehabilitation projects to include universal design features, the City would increase its housing stock that is appropriate for aging in place and special needs.

- Objective: Explore amending the Development Code or program parameters to incentivize or require universal design features in housing projects that are assisted by City funds.
- Responsible Agency: Planning Division
- Funding Source: General Fund
- Timing: Update Development Code by 2016

Program 3.4.3 Fair Housing Mediation

The Inland Fair Housing and Mediation Board (IFHMB) provides education, dispute resolution, and legal advising services to San Bernardino owners, landlords, and tenants in conflict. Such services are particularly important for lower- and moderate-income households unable to afford retaining counsel. The City refers persons with housing discrimination or other fair housing inquiries to IFHMB for assistance. The City will also refine or replace its definition of the term "family" to ensure the Municipal Code does not create an opportunity for discrimination based on familial status.

- Objective: Continue to contract for fair housing mediation services and refer those in need. Distribute fair housing materials at City buildings and on the City website. Refine the definition of the term "family" in the Development Code.
- Responsible Agency: Planning Division

- Funding Source: General Fund
- Timing: Ongoing for contract and support; Update Development Code by 2016

Program 3.4.4 Transitional and Permanent Supportive Housing

Transitional housing permits stays of no less than six months and typically integrates supportive services that are necessary to transition to self-sufficiency. Permanent supportive housing refers to permanent housing with no limit on length of stay in which the organization managing the housing or another service entity provides ongoing supportive services. These uses are inadequately defined in the Development Code. Senate Bill 2 clarifies the definition of these uses and mandates that these uses be considered as residential uses to be permitted in the same manner as the same types of housing in the same zones.

- Objective: Update the Development Code to adequately define transitional and permanent supportive housing, and permit these uses based on unit type, in accordance with Senate Bill 2.
- Responsible Agency: Planning Division
- Funding Source: General Fund
- Timing: Update the Development Code to address the provision of transitional and supportive housing within one year of Housing Element adoption

Removal of Governmental Constraints to Housing

Goal 3.5	Reduce the adverse effects of governmental actions on the production, preservation, and conservation of housing, particularly for lower- and moderate-income households.

Policies:

3.5.1	Remove regulatory constraints that inhibit the provision of quality affordable housing.
3.5.2	Incentivize and monitor the development, maintenance, and preservation of affordable housing.

3.5.3 Ensure that appropriate fees are charged to new residential development to cover expansion costs without unduly increasing the cost of providing housing.

3.5.4 Encourage and facilitate the construction, maintenance, and preservation of a variety of housing types adequate to meet a range of household needs.

3.5.5 Ensure that adequate utilities and infrastructure are readily available for new or rehabilitated affordable housing projects.

Programs

Program 3.5.1 Priority Water and Sewer Service

Lower-income households moving into new assisted units can benefit from receiving priority water and sewer service (amendments through state law enacted through Assembly Bill 1087 in 2005). The City will coordinate with local service providers to ensure that affordable housing proposals are given priority status for water and sewer services in the event that a rationing system is instituted.

- Objective: Facilitate priority water and sewer service to affordable housing proposals.
- Responsible Agency: Planning Division
- Funding Source: General Fund
- Timing: Ongoing

Program 3.5.2 Application Streamlining Opportunities

The City of San Bernardino periodically reviews its application processes for potential amendments that would result in decreased permit processing times and cost to the City and the applicant. Although the City's current permit process is not considered to be a constraint, additional streamlining of the permit process can decrease the amount of time it takes for a project to move forward into rehabilitation or construction. The saving in time reduces the financial burden an applicant must bear.

- Objective: Continue to explore ways of streamlining residential and mixed-use project permits.
- Responsible Agency: Planning Division
- Funding Source: General Fund
- Timing: Ongoing

Energy Conservation

Goal 3.6 Reduce the amount of energy expended on the construction, conservation, and preservation of housing.

Policies:

3.6.1 Promote infill rehabilitation and new construction projects through increasing housing potential in already developed areas of the community.

3.6.2 Facilitate housing development and rehabilitation that conserve natural resources and minimize greenhouse gas emissions.

3.6.3 Encourage and enforce green building regulations or incentives that do not serve as constraints to the development or rehabilitation of housing.

3.6.4 Focus sustainability efforts on measures and techniques that also assist the occupant in reducing energy costs, thereby reducing housing costs.

Programs

Program 3.6.1 Intermediary Green Building Practices

Numerous homes in San Bernardino are and will be improved through intermediary services that rehabilitate dilapidated foreclosed or abandoned homes into safe, high quality, and healthy homes. All intermediaries will be required to adhere to the City's building standards. These standards were created by a third-party engineering and construction management team to address green building protocols endorsed by the United States Green Building Council.

- Objective: Require rehabilitation performed by intermediaries to incorporate sustainable practices endorsed by the United States Green Building Council.
- Responsible Agency: City Manager's Office; Housing Division
- Funding Source: CDBG; HOME
- Timing: Ongoing

Program 3.6.2 Sustainable Intermediary Demolition and Salvage

Existing and anticipated rehabilitation and demolition activities could result in the disposal of large volumes of building materials. The City seeks to reduce its impact on landfills by preserving reusable materials for these projects and others through materials sorting requirements. Intermediaries are required to make salvageable materials available for reuse prior to demolition. The City has procured a pool of salvage companies that will adhere to prescribed reuse and recycling standards. These salvage companies will sort, reuse, or sell used and recyclable materials.

- Objective: Reduce building materials waste through aggressive recycling and salvaging activities.
- Responsible Agency: City Manager's Office
- Funding Source: General Fund
- Timing: Ongoing

Program 3.6.3 Green Rehabilitation Study

The City will evaluate the most cost-effective rehabilitation measures for an online how-to guide for the general public. By first assessing the most cost-effective measures, the City can ensure that possible incentives or guidelines based on these measures do not serve as constraints to the development or rehabilitation of affordable housing.

- Objective: Assess cost-effective home improvement techniques and identify those appropriate for the City's website and possible incorporation into other City programs and regulations.
- Responsible Agency: Planning Division
- Funding Source: General Fund
- Timing: Conduct study in 2017, publish preferred cost-effective measures on the City's website by December 2017

Quantified Objectives

State law requires each jurisdiction to establish a minimum number of housing units that will be constructed, rehabilitated, and preserved throughout the planning period. These objectives are based on quantifiable evidence of program funding, other available resources, expected outcomes of vacant and underutilized lands, market factors, and redevelopment requirements.

Table H-39 summarizes the City's quantified objectives by income category, including extremely low-income households, for the 2013–2021 planning period.

Table H-39
Quantified Objectives

Activity	*EL*	*VL*	*L*	*M*	*AM*	*Total*
New Construction						
RHNA	**490**	**490**	**696**	**808**	**1,900**	**4384**
Rehabilitation						
3.2.1 Single Family Unit Acquisition/Rehabilitation	50			0	0	50
3.2.4 Single-Family Rehabilitation	40	40	40	40	0	160
3.2.5 Elderly/Special Needs Minor Repair	300	300	80	0	0	680
3.2.6 Critical Repair	20	30	30	0	0	80
3.2.8 Multi-Family Rental Housing Acquisition/ Rehabilitation	10	20	20	0	0	50
3.2.9 Mobile Home Grant Repair	60	60	40	0	0	160
Preservation						
3.2.7 Preservation of Assisted Multifamily Rental Housing	1,627		0	0	0	1,627

APPENDIX A: VACANT AND UNDERUTILIZED SITES INVENTORY

A parcel-specific inventory of vacant and underutilized sites with development potential during the planning period is provided in Table H-A1.

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Table H-A1
Residential Sites Inventory

APN	Site Type	Zoning	GeneralPlan	Max Density (du/ac Residential/Senior)	Expected Density	Acres	Current Use	Realistic Capacity	Lot Consolidation and Site Identification
0261-182-15	Vacant Residential Land	RE	Single Family Residential	1	0.80	1.017	Vacant	1	N/A
0261-182-32	Vacant Residential Land	RE	Single Family Residential	1	0.80	1.072	Vacant	1	N/A
0271-151-05	Vacant Residential Land	RE	Single Family Residential	1	0.80	1.130	Vacant	1	N/A
0271-151-04	Vacant Residential Land	RE	Single Family Residential	1	0.80	1.131	Vacant	1	N/A
0271-151-06	Vacant Residential Land	RE	Single Family Residential	1	0.80	1.132	Vacant	1	N/A
0271-151-07	Vacant Residential Land	RE	Single Family Residential	1	0.80	1.132	Vacant	1	N/A
0271-151-08	Vacant Residential Land	RE	Single Family Residential	1	0.80	1.135	Vacant	1	N/A
0271-151-09	Vacant Residential Land	RE	Single Family Residential	1	0.80	1.139	Vacant	1	N/A
0271-151-03	Vacant Residential Land	RE	Single Family Residential	1	0.80	1.139	Vacant	1	N/A
0271-151-10	Vacant Residential Land	RE	Single Family Residential	1	0.80	1.225	Vacant	1	N/A
0348-111-19	Vacant Residential Land	RE	Single Family Residential	1	0.80	1.356	Vacant	1	N/A
0348-111-22	Vacant Residential Land	RE	Single Family Residential	1	0.80	1.492	Vacant	1	N/A
0261-061-07	Vacant Residential Land	RE	Single Family Residential	1	0.80	1.815	Vacant	1	N/A
0153-172-25	Vacant Residential Land	RE	Single Family Residential	1	0.80	1.908	Vacant	2	N/A
0261-131-01	Vacant Residential Land	RE	Single Family Residential	1	0.80	2.270	Vacant	2	N/A
0348-111-39	Vacant Residential Land	RE	Single Family Residential	1	0.80	2.415	Vacant	2	N/A
0348-111-46	Vacant Residential Land	RE	Single Family Residential	1	0.80	2.438	Vacant	2	N/A
0348-111-45	Vacant Residential Land	RE	Single Family Residential	1	0.80	2.464	Vacant	2	N/A
0348-101-42	Vacant Residential Land	RE	Single Family Residential	1	0.80	2.683	Vacant	2	N/A
0261-121-12	Vacant Residential Land	RE	Single Family Residential	1	0.80	2.765	Vacant	2	N/A
0348-101-24	Vacant Residential Land	RE	Single Family Residential	1	0.80	2.788	Vacant	2	N/A
0348-101-60	Vacant Residential Land	RE	Single Family Residential	1	0.80	2.961	Vacant	2	N/A
0348-111-44	Vacant Residential Land	RE	Single Family Residential	1	0.80	3.006	Vacant	2	N/A
0348-101-57	Vacant Residential Land	RE	Single Family Residential	1	0.80	3.077	Vacant	2	N/A
0348-101-59	Vacant Residential Land	RE	Single Family Residential	1	0.80	3.097	Vacant	2	N/A
0348-101-66	Vacant Residential Land	RE	Single Family Residential	1	0.80	3.284	Vacant	3	N/A
0271-141-05	Vacant Residential Land	RE	Single Family Residential	1	0.80	3.300	Vacant	3	N/A
0348-101-65	Vacant Residential Land	RE	Single Family Residential	1	0.80	4.306	Vacant	3	N/A
0270-101-10	Vacant Residential Land	RE	Single Family Residential	1	0.80	4.586	Vacant	4	N/A
0261-061-01	Vacant Residential Land	RE	Single Family Residential	1	0.80	4.717	Vacant	4	N/A
0348-101-76	Vacant Residential Land	RE	Single Family Residential	1	0.80	4.960	Vacant	4	N/A
0348-101-63	Vacant Residential Land	RE	Single Family Residential	1	0.80	5.001	Vacant	4	N/A
0348-101-68	Vacant Residential Land	RE	Single Family Residential	1	0.80	5.007	Vacant	4	N/A
0348-101-71	Vacant Residential Land	RE	Single Family Residential	1	0.80	5.024	Vacant	4	N/A
0271-141-01	Vacant Residential Land	RE	Single Family Residential	1	0.80	5.227	Vacant	4	N/A
0348-101-69	Vacant Residential Land	RE	Single Family Residential	1	0.80	7.708	Vacant	6	N/A
0348-101-75	Vacant Residential Land	RE	Single Family Residential	1	0.80	10.004	Vacant	8	N/A
0348-101-64	Vacant Residential Land	RE	Single Family Residential	1	0.80	10.079	Vacant	8	N/A
0261-121-10	Vacant Residential Land	RE	Single Family Residential	1	0.80	11.114	Vacant	9	N/A
0348-111-14	Vacant Residential Land	RE	Single Family Residential	1	0.80	11.348	Vacant	9	N/A
0348-101-74	Vacant Residential Land	RE	Single Family Residential	1	0.80	12.003	Vacant	10	N/A
0348-111-34	Vacant Residential Land	RE	Single Family Residential	1	0.80	12.059	Vacant	10	N/A
0348-111-16	Vacant Residential Land	RE	Single Family Residential	1	0.80	12.379	Vacant	10	N/A
0348-101-10	Vacant Residential Land	RE	Single Family Residential	1	0.80	12.680	Vacant	10	N/A
0348-101-77	Vacant Residential Land	RE	Single Family Residential	1	0.80	15.555	Vacant	12	N/A
0348-111-13	Vacant Residential Land	RE	Single Family Residential	1	0.80	17.324	Vacant	14	N/A

Table H-A1
Residential Sites Inventory

APN	Site Type	Zoning	GeneralPlan	Max Density (du/ac Residential/Senior)	Expected Density	Acres	Current Use	Realistic Capacity	Lot Consolidation and Site Identification
0261-131-03	Vacant Residential Land	RE	Single Family Residential	1	0.80	20.506	Vacant	16	N/A
0348-081-05	Vacant Residential Land	RE	Single Family Residential	1	0.80	24.541	Vacant	20	N/A
0348-101-19	Vacant Residential Land	RE	Single Family Residential	1	0.80	25.980	Vacant	21	N/A
0348-101-12	Vacant Residential Land	RE	Single Family Residential	1	0.80	26.174	Vacant	21	N/A
0348-081-20	Vacant Residential Land	RE	Single Family Residential	1	0.80	32.270	Vacant	26	N/A
0348-101-22	Vacant Residential Land	RE	Single Family Residential	1	0.80	37.432	Vacant	30	N/A
0348-081-30	Vacant Residential Land	RE	Single Family Residential	1	0.80	97.840	Vacant	78	N/A
0135-132-18	Vacant Residential Land	RH	Multiple Family Residential	31 | 47 sr.	27.00	0.542	Vacant	15	N/A
0150-341-46	Vacant Residential Land	RH	Multiple Family Residential	31 | 47 sr.	27.00	0.544	Vacant	15	N/A
0150-441-04	Vacant Residential Land	RH	Multiple Family Residential	31 | 47 sr.	27.00	1.081	Vacant	29	N/A
0155-151-20	Vacant Residential Land	RH	Multiple Family Residential	31 | 47 sr.	27.00	1.144	Vacant	31	N/A
0150-441-30	Vacant Residential Land	RH	Multiple Family Residential	31 | 47 sr.	27.00	2.209	Vacant	60	N/A
0261-111-40	Vacant Residential Land	RL-3.5	Single Family Residential	3.1	2.50	0.469	Vacant	1	N/A
0261-111-35	Vacant Residential Land	RL-3.5	Single Family Residential	3.1	2.50	0.498	Vacant	1	N/A
0261-111-37	Vacant Residential Land	RL-3.5	Single Family Residential	3.1	2.50	0.664	Vacant	2	N/A
0261-111-29	Vacant Residential Land	RL-3.5	Single Family Residential	3.1	2.50	1.115	Vacant	3	N/A
0261-111-23	Vacant Residential Land	RL-3.5	Single Family Residential	3.1	2.50	1.118	Vacant	3	N/A
0261-111-30	Vacant Residential Land	RL-3.5	Single Family Residential	3.1	2.50	1.247	Vacant	3	N/A
0261-111-33	Vacant Residential Land	RL-3.5	Single Family Residential	3.1	2.50	3.273	Vacant	8	N/A
0261-111-21	Vacant Residential Land	RL-3.5	Single Family Residential	3.1	2.50	6.759	Vacant	17	N/A
0261-121-01	Vacant Residential Land	RL-3.5	Single Family Residential	3.1	2.50	10.752	Vacant	27	N/A
0261-111-25	Vacant Residential Land	RL-3.5	Single Family Residential	3.1	2.50	12.188	Vacant	30	N/A
0261-121-02	Vacant Residential Land	RL-3.5	Single Family Residential	3.1	2.50	13.484	Vacant	34	N/A
0261-611-58	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	0.253	Vacant	1	N/A
0261-611-59	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	0.256	Vacant	1	N/A
0261-611-60	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	0.258	Vacant	1	N/A
0155-441-14	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	0.260	Vacant	1	N/A
0261-611-61	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	0.260	Vacant	1	N/A
0261-611-49	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	0.264	Vacant	1	N/A
0261-611-50	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	0.266	Vacant	1	N/A
0155-131-16	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	0.267	Vacant	1	N/A
0261-611-51	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	0.268	Vacant	1	N/A
0261-611-52	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	0.270	Vacant	1	N/A
0261-611-57	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	0.272	Vacant	1	N/A
0261-611-62	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	0.283	Vacant	1	N/A
0155-271-39	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	0.285	Vacant	1	N/A
0261-611-48	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	0.285	Vacant	1	N/A
0155-271-36	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	0.285	Vacant	1	N/A
0155-291-27	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	0.290	Vacant	1	N/A
0261-611-53	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	0.302	Vacant	1	N/A
0155-541-09	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	0.303	Vacant	1	N/A
0155-381-15	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	0.325	Vacant	1	N/A
0155-013-35	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	0.329	Vacant	1	N/A
0155-121-05	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	0.347	Vacant	1	N/A
0155-381-16	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	0.356	Vacant	1	N/A
0261-451-50	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	0.362	Vacant	1	N/A

Table H-A1
Residential Sites Inventory

APN	Site Type	Zoning	GeneralPlan	Max Density (du/ac Residential/Senior)	Expected Density	Acres	Current Use	Realistic Capacity	Lot Consolidation and Site Identification
0261-711-26	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	0.371	Vacant	1	N/A
0268-281-39	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	0.386	Vacant	1	N/A
0261-611-55	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	0.398	Vacant	1	N/A
0261-432-03	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	0.401	Vacant	1	N/A
0147-271-24	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	0.402	Vacant	1	N/A
0154-051-12	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	0.404	Vacant	1	N/A
0155-271-30	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	0.404	Vacant	1	N/A
0270-051-39	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	0.404	Vacant	1	N/A
0261-721-10	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	0.407	Vacant	1	N/A
0261-611-56	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	0.416	Vacant	1	N/A
0261-711-26	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	0.423	Vacant	1	N/A
0155-013-36	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	0.425	Vacant	1	N/A
0155-131-19	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	0.433	Vacant	1	N/A
0261-101-15	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	0.438	Vacant	1	N/A
0155-131-08	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	0.439	Vacant	1	N/A
0261-152-28	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	0.446	Vacant	1	N/A
0261-152-41	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	0.449	Vacant	1	N/A
0155-271-27	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	0.450	Vacant	1	N/A
0155-251-23	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	0.454	Vacant	1	N/A
0155-251-26	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	0.459	Vacant	1	N/A
0155-543-08	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	0.459	Vacant	1	N/A
0151-071-22	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	0.467	Vacant	1	N/A
0155-013-26	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	0.468	Vacant	1	N/A
0261-611-54	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	0.470	Vacant	1	N/A
0261-631-01	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	0.486	Vacant	1	N/A
0285-971-29	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	0.490	Vacant	1	N/A
0155-511-18	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	0.496	Vacant	1	N/A
0155-021-53	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	0.496	Vacant	1	N/A
0155-013-02	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	0.511	Vacant	1	N/A
0155-121-40	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	0.513	Vacant	1	N/A
0261-152-46	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	0.520	Vacant	1	N/A
0155-271-38	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	0.529	Vacant	1	N/A
0155-121-35	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	0.534	Vacant	1	N/A
0155-271-21	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	0.547	Vacant	1	N/A
0285-981-21	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	0.584	Vacant	1	N/A
0155-543-09	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	0.588	Vacant	1	N/A
0155-251-21	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	0.593	Vacant	1	N/A
0285-981-23	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	0.610	Vacant	2	N/A
0155-271-05	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	0.622	Vacant	2	N/A
0155-121-31	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	0.622	Vacant	2	N/A
0155-372-58	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	0.627	Vacant	2	N/A
0261-432-05	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	0.630	Vacant	2	N/A
0155-121-39	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	0.675	Vacant	2	N/A
0270-051-20	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	0.724	Vacant	2	N/A
0285-971-21	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	0.726	Vacant	2	N/A
0155-251-27	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	0.732	Vacant	2	N/A

Table H-A1
Residential Sites Inventory

APN	Site Type	Zoning	GeneralPlan	Max Density (du/ac Residential/Senior)	Expected Density	Acres	Current Use	Realistic Capacity	Lot Consolidation and Site Identification
0155-271-43	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	0.733	Vacant	2	N/A
0155-531-08	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	0.735	Vacant	2	N/A
0270-051-28	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	0.753	Vacant	2	N/A
0261-451-49	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	0.764	Vacant	2	N/A
0261-071-11	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	0.771	Vacant	2	N/A
0285-971-29	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	0.779	Vacant	2	N/A
0155-251-22	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	0.781	Vacant	2	N/A
0285-121-25	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	0.793	Vacant	2	N/A
0155-251-19	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	0.795	Vacant	2	N/A
0155-401-22	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	0.824	Vacant	2	N/A
0155-361-06	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	0.829	Vacant	2	N/A
0261-631-04	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	0.861	Vacant	2	N/A
0155-121-43	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	0.899	Vacant	2	N/A
0155-121-09	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	0.911	Vacant	2	N/A
0266-211-17	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	0.916	Vacant	2	N/A
0155-361-10	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	0.918	Vacant	2	N/A
0261-021-20	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	0.918	Vacant	2	N/A
0348-121-26	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	0.918	Vacant	2	N/A
0155-271-22	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	0.926	Vacant	2	N/A
0261-011-14	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	0.928	Vacant	2	N/A
0155-131-24	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	0.948	Vacant	2	N/A
0155-013-61	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	0.959	Vacant	2	N/A
0155-013-41	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	0.966	Vacant	2	N/A
0155-013-16	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	0.976	Vacant	2	N/A
0261-041-24	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	1.000	Vacant	3	N/A
0261-152-37	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	1.003	Vacant	3	N/A
0261-152-36	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	1.004	Vacant	3	N/A
0261-152-39	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	1.051	Vacant	3	N/A
0155-471-18	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	1.053	Vacant	3	N/A
0261 152 38	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	1.053	Vacant	3	N/A
0147-271-01	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	1.055	Vacant	3	N/A
0155-381-41	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	1.065	Vacant	3	N/A
0155-401-09	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	1.109	Vacant	3	N/A
0155-013-57	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	1.113	Vacant	3	N/A
0151-031-09	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	1.122	Vacant	3	N/A
0155-281-07	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	1.185	Vacant	3	N/A
0261-031-01	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	1.187	Vacant	3	N/A
0155-281-06	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	1.200	Vacant	3	N/A
0155-013-01	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	1.203	Vacant	3	N/A
0151-271-03	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	1.224	Vacant	3	N/A
0155-361-07	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	1.233	Vacant	3	N/A
0155-021-13	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	1.235	Vacant	3	N/A
0155-013-48	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	1.246	Vacant	3	N/A
0155-281-16	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	1.337	Vacant	3	N/A
0155-281-15	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	1.380	Vacant	3	N/A
0155-361-23	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	1.396	Vacant	3	N/A

Table H-A1
Residential Sites Inventory

APN	Site Type	Zoning	GeneralPlan	Max Density (du/ac Residential/Senior)	Expected Density	Acres	Current Use	Realistic Capacity	Lot Consolidation and Site Identification
0261-041-21	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	1.400	Vacant	4	N/A
0261-041-22	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	1.403	Vacant	4	N/A
0261-041-19	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	1.418	Vacant	4	N/A
0155-251-24	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	1.436	Vacant	4	N/A
0285-981-16	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	1.436	Vacant	4	N/A
0155-381-17	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	1.504	Vacant	4	N/A
0151-031-19	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	1.510	Vacant	4	N/A
0285-181-42	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	1.586	Vacant	4	N/A
0151-271-01	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	1.635	Vacant	4	N/A
0155-121-05	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	1.637	Vacant	4	N/A
0155-021-12	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	1.646	Vacant	4	N/A
0155-401-08	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	1.672	Vacant	4	N/A
0151-261-01	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	1.702	Vacant	4	N/A
0285-981-18	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	1.722	Vacant	4	N/A
0147-271-03	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	1.724	Vacant	4	N/A
0147-271-22	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	1.858	Vacant	5	N/A
0155-013-28	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	1.919	Vacant	5	N/A
0261-052-03	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	2.035	Vacant	5	N/A
0348-081-22	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	2.071	Vacant	5	N/A
0261-451-49	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	2.135	Vacant	5	N/A
1200-121-08	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	2.135	Vacant	5	N/A
0155-482-23	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	2.144	Vacant	5	N/A
0348-121-09	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	2.146	Vacant	5	N/A
0348-142-12	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	2.197	Vacant	5	N/A
0155-361-09	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	2.280	Vacant	6	N/A
0155-281-05	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	2.282	Vacant	6	N/A
0155-361-31	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	2.282	Vacant	6	N/A
0151-171-01	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	2.284	Vacant	6	N/A
0270-051-24	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	2.296	Vacant	6	N/A
0154-011-78	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	2.298	Vacant	6	N/A
0270-091-05	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	2.353	Vacant	6	N/A
0155-281-08	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	2.402	Vacant	6	N/A
0155-281-09	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	2.435	Vacant	6	N/A
0261-011-02	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	2.449	Vacant	6	N/A
0261-062-11	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	2.504	Vacant	6	N/A
0261-062-14	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	2.507	Vacant	6	N/A
0261-062-12	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	2.570	Vacant	6	N/A
0147-271-23	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	2.575	Vacant	6	N/A
0261-062-13	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	2.576	Vacant	6	N/A
0155-281-17	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	2.646	Vacant	7	N/A
0285-971-27	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	2.738	Vacant	7	N/A
1200-151-03	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	2.776	Vacant	7	N/A
0147-271-25	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	2.809	Vacant	7	N/A
0154-011-40	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	2.935	Vacant	7	N/A
0151-261-01	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	2.984	Vacant	7	N/A
0151-071-02	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	3.092	Vacant	8	N/A

Table H-A1
Residential Sites Inventory

APN	Site Type	Zoning	GeneralPlan	Max Density (du/ac Residential/Senior)	Expected Density	Acres	Current Use	Realistic Capacity	Lot Consolidation and Site Identification
0151-064-17	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	3.107	Vacant	8	N/A
0285-971-31	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	3.108	Vacant	8	N/A
0261-052-04	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	3.158	Vacant	8	N/A
0261-031-09	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	3.266	Vacant	8	N/A
0151-261-07	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	3.296	Vacant	8	N/A
0261-041-18	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	3.326	Vacant	8	N/A
0155-321-24	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	3.391	Vacant	8	N/A
0151-021-07	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	3.392	Vacant	8	N/A
0348-111-11	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	3.515	Vacant	9	N/A
0270-051-15	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	3.552	Vacant	9	N/A
0348-121-08	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	3.805	Vacant	10	N/A
0270-101-01	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	3.871	Vacant	10	N/A
0155-381-40	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	3.926	Vacant	10	N/A
0270-051-26	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	3.942	Vacant	10	N/A
0266-701-12	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	3.994	Vacant	10	N/A
1199-331-05	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	4.171	Vacant	10	N/A
0261-011-09	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	4.211	Vacant	11	N/A
0261-031-10	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	4.433	Vacant	11	N/A
0155-381-42	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	4.452	Vacant	11	N/A
1199-341-18	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	4.459	Vacant	11	N/A
0155-281-03	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	4.608	Vacant	12	N/A
0155-281-02	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	4.636	Vacant	12	N/A
0261-152-08	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	4.640	Vacant	12	N/A
0261-062-15	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	4.681	Vacant	12	N/A
0348-121-29	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	4.723	Vacant	12	N/A
0270-051-35	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	4.801	Vacant	12	N/A
0154-041-02	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	4.829	Vacant	12	N/A
0155-281-04	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	4.842	Vacant	12	N/A
0261-062-16	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	5.000	Vacant	13	N/A
0270-051-41	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	5.016	Vacant	13	N/A
0261-041-02	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	5.017	Vacant	13	N/A
0155-321-45	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	5.103	Vacant	13	N/A
0270-051-42	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	5.171	Vacant	13	N/A
0261-151-07	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	5.222	Vacant	13	N/A
0261-151-10	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	5.376	Vacant	13	N/A
0266-231-21	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	5.710	Vacant	14	N/A
0261-072-09	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	5.720	Vacant	14	N/A
0261-032-04	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	5.948	Vacant	15	N/A
1200-151-03	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	6.204	Vacant	16	N/A
0261-101-17	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	6.374	Vacant	16	N/A
0285-121-17	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	6.602	Vacant	17	N/A
0348-121-10	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	6.695	Vacant	17	N/A
0151-064-17	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	6.834	Vacant	17	N/A
0261-101-16	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	6.888	Vacant	17	N/A
0155-011-12	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	7.098	Vacant	18	N/A
0348-121-07	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	7.455	Vacant	19	N/A

Table H-A1
Residential Sites Inventory

APN	Site Type	Zoning	GeneralPlan	Max Density (du/ac Residential/Senior)	Expected Density	Acres	Current Use	Realistic Capacity	Lot Consolidation and Site Identification
0261-011-13	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	7.553	Vacant	19	N/A
0261-011-03	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	7.648	Vacant	19	N/A
0155-491-01	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	7.823	Vacant	20	N/A
0155-531-25	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	8.361	Vacant	21	N/A
0151-031-11	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	8.521	Vacant	21	N/A
0155-381-45	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	8.605	Vacant	22	N/A
0151-271-02	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	8.800	Vacant	22	N/A
0261-031-02	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	9.036	Vacant	23	N/A
0270-051-33	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	9.098	Vacant	23	N/A
0261-031-11	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	9.196	Vacant	23	N/A
0261-011-08	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	9.206	Vacant	23	N/A
0155-501-02	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	9.396	Vacant	23	N/A
0285-121-30	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	9.487	Vacant	24	N/A
0348-121-21	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	9.858	Vacant	25	N/A
0151-241-14	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	9.954	Vacant	25	N/A
0154-011-82	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	9.993	Vacant	25	N/A
0348-121-04	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	9.994	Vacant	25	N/A
0270-051-40	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	10.147	Vacant	25	N/A
0348-121-25	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	10.485	Vacant	26	N/A
0270-051-27	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	10.547	Vacant	26	N/A
0151-021-01	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	10.955	Vacant	27	N/A
0270-091-01	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	10.964	Vacant	27	N/A
1199-131-32	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	11.840	Vacant	30	N/A
0348-081-23	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	11.960	Vacant	30	N/A
0348-111-20	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	12.008	Vacant	30	N/A
0270-051-05	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	12.802	Vacant	32	N/A
1199-341-19	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	14.133	Vacant	35	N/A
0348-111-05	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	14.727	Vacant	37	N/A
0285-121-04	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	14.728	Vacant	37	N/A
0288-151-08	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	14.902	Vacant	37	N/A
1200-121-08	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	15.323	Vacant	38	N/A
0155-361-20	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	15.454	Vacant	39	N/A
0348-111-25	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	16.023	Vacant	40	N/A
0270-051-05	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	16.612	Vacant	42	N/A
0285-121-26	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	17.140	Vacant	43	N/A
0285-121-02	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	17.202	Vacant	43	N/A
0270-051-32	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	17.966	Vacant	45	N/A
0151-021-01	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	19.314	Vacant	48	N/A
0155-361-18	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	20.156	Vacant	50	N/A
0348-121-27	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	24.316	Vacant	61	N/A
0288-151-07	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	25.059	Vacant	63	N/A
0285-181-36	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	25.125	Vacant	63	N/A
0270-051-04	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	27.028	Vacant	68	N/A
0348-121-28	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	27.903	Vacant	70	N/A
0285-121-03	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	28.053	Vacant	70	N/A
0154-011-81	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	30.304	Vacant	76	N/A

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Residential Sites Inventory

APN	Site Type	Zoning	GeneralPlan	Max Density (du/ac Residential/Senior)	Expected Density	Acres	Current Use	Realistic Capacity	Lot Consolidation and Site Identification
0151-281-14	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	32.529	Vacant	81	N/A
0266-211-27	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	33.425	Vacant	84	N/A
0154-011-39	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	37.173	Vacant	93	N/A
0348-121-14	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	38.065	Vacant	95	N/A
0154-011-76	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	38.943	Vacant	97	N/A
0285-141-12	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	39.092	Vacant	98	N/A
0285-181-27	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	39.392	Vacant	98	N/A
0348-121-17	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	40.150	Vacant	100	N/A
1199-341-21	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	41.931	Vacant	105	N/A
1199-011-01	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	43.286	Vacant	108	N/A
1199-341-25	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	45.222	Vacant	113	N/A
0155-372-58	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	47.170	Vacant	118	N/A
0270-051-34	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	48.346	Vacant	121	N/A
0266-191-23	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	56.071	Vacant	140	N/A
1199-341-22	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	60.284	Vacant	151	N/A
0266-211-13	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	70.776	Vacant	177	N/A
0266-211-29	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	77.394	Vacant	193	N/A
1199-091-01	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	78.189	Vacant	195	N/A
0155-281-01	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	83.578	Vacant	209	N/A
0348-091-08	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	108.021	Vacant	270	N/A
0285-141-13	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	118.980	Vacant	297	N/A
0155-361-24	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	120.067	Vacant	300	N/A
0155-361-28	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	149.196	Vacant	373	N/A
0151-281-19	Vacant Residential Land	RL	Single Family Residential	3.1	2.50	187.066	Vacant	468	N/A
0136-302-39	Vacant Residential Land	RMH	Multiple Family Residential	24 | 36 sr.	21.00	0.454	Vacant	10	N/A
0136-302-02	Vacant Residential Land	RMH	Multiple Family Residential	24 | 36 sr.	21.00	0.455	Vacant	10	N/A
0140-231-04	Vacant Residential Land	RMH	Multiple Family Residential	24 | 36 sr.	21.00	0.471	Vacant	10	N/A
0279-321-47	Vacant Residential Land	RMH	Multiple Family Residential	24 | 36 sr.	21.00	0.507	Vacant	11	N/A
0141-352-25	Vacant Residential Land	RMH	Multiple Family Residential	24 | 36 sr.	21.00	0.508	Vacant	11	N/A
0141 352 24	Vacant Residential Land	RMH	Multiple Family Residential	24 | 36 sr.	21.00	0.521	Vacant	11	N/A
0141-352-23	Vacant Residential Land	RMH	Multiple Family Residential	24 | 36 sr.	21.00	0.534	Vacant	11	N/A
0141-352-22	Vacant Residential Land	RMH	Multiple Family Residential	24 | 36 sr.	21.00	0.547	Vacant	11	N/A
0141-352-21	Vacant Residential Land	RMH	Multiple Family Residential	24 | 36 sr.	21.00	0.559	Vacant	12	N/A
0141-352-09	Vacant Residential Land	RMH	Multiple Family Residential	24 | 36 sr.	21.00	0.567	Vacant	12	N/A
0141-352-16	Vacant Residential Land	RMH	Multiple Family Residential	24 | 36 sr.	21.00	0.624	Vacant	13	N/A
0136-302-07	Vacant Residential Land	RMH	Multiple Family Residential	24 | 36 sr.	21.00	0.682	Vacant	14	N/A
0136-311-26	Vacant Residential Land	RMH	Multiple Family Residential	24 | 36 sr.	21.00	0.910	Vacant	19	N/A
0136-311-09	Vacant Residential Land	RMH	Multiple Family Residential	24 | 36 sr.	21.00	0.916	Vacant	19	N/A
0155-331-11	Vacant Residential Land	RMH	Multiple Family Residential	24 | 36 sr.	21.00	0.996	Vacant	21	N/A
0279-321-48	Vacant Residential Land	RMH	Multiple Family Residential	24 | 36 sr.	21.00	1.258	Vacant	26	N/A
0136-302-21	Vacant Residential Land	RMH	Multiple Family Residential	24 | 36 sr.	21.00	1.407	Vacant	30	N/A
0281-151-64	Vacant Residential Land	RMH	Multiple Family Residential	24 | 36 sr.	21.00	1.551	Vacant	33	N/A
0136-311-18	Vacant Residential Land	RMH	Multiple Family Residential	24 | 36 sr.	21.00	1.593	Vacant	33	N/A
0155-151-25	Vacant Residential Land	RMH	Multiple Family Residential	24 | 36 sr.	21.00	2.868	Vacant	60	N/A
0155-151-24	Vacant Residential Land	RMH	Multiple Family Residential	24 | 36 sr.	21.00	6.475	Vacant	136	N/A
1192-311-06	Vacant Residential Land	RM	Multiple Family Residential	12 | 18 sr.	11.00	0.335	Vacant	4	N/A

Table H-A1
Residential Sites Inventory

APN	Site Type	Zoning	GeneralPlan	Max Density (du/ac Residential/Senior)	Expected Density	Acres	Current Use	Realistic Capacity	Lot Consolidation and Site Identification
0266-223-12	Vacant Residential Land	RM	Multiple Family Residential	12 | 18 sr.	11.00	0.340	Vacant	4	N/A
0134-013-06	Vacant Residential Land	RM	Multiple Family Residential	12 | 18 sr.	11.00	0.341	Vacant	4	N/A
0140-031-44	Vacant Residential Land	RM	Multiple Family Residential	12 | 18 sr.	11.00	0.343	Vacant	4	N/A
0151-211-12	Vacant Residential Land	RM	Multiple Family Residential	12 | 18 sr.	11.00	0.345	Vacant	4	N/A
0140-201-19	Vacant Residential Land	RM	Multiple Family Residential	12 | 18 sr.	11.00	0.357	Vacant	4	N/A
1192-301-05	Vacant Residential Land	RM	Multiple Family Residential	12 | 18 sr.	11.00	0.371	Vacant	4	N/A
1192-321-02	Vacant Residential Land	RM	Multiple Family Residential	12 | 18 sr.	11.00	0.372	Vacant	4	N/A
0147-251-05	Vacant Residential Land	RM	Multiple Family Residential	12 | 18 sr.	11.00	0.393	Vacant	4	N/A
1192-311-07	Vacant Residential Land	RM	Multiple Family Residential	12 | 18 sr.	11.00	0.397	Vacant	4	N/A
0152-081-04	Vacant Residential Land	RM	Multiple Family Residential	12 | 18 sr.	11.00	0.422	Vacant	5	N/A
1192-301-12	Vacant Residential Land	RM	Multiple Family Residential	12 | 18 sr.	11.00	0.422	Vacant	5	N/A
0147-224-17	Vacant Residential Land	RM	Multiple Family Residential	12 | 18 sr.	11.00	0.439	Vacant	5	N/A
1192-321-03	Vacant Residential Land	RM	Multiple Family Residential	12 | 18 sr.	11.00	0.466	Vacant	5	N/A
0140-201-18	Vacant Residential Land	RM	Multiple Family Residential	12 | 18 sr.	11.00	0.467	Vacant	5	N/A
0272-111-29	Vacant Residential Land	RM	Multiple Family Residential	12 | 18 sr.	11.00	0.467	Vacant	5	N/A
1192-311-09	Vacant Residential Land	RM	Multiple Family Residential	12 | 18 sr.	11.00	0.501	Vacant	6	N/A
1192-311-08	Vacant Residential Land	RM	Multiple Family Residential	12 | 18 sr.	11.00	0.502	Vacant	6	N/A
0266-091-25	Vacant Residential Land	RM	Multiple Family Residential	12 | 18 sr.	11.00	0.505	Vacant	6	N/A
0140-201-38	Vacant Residential Land	RM	Multiple Family Residential	12 | 18 sr.	11.00	0.509	Vacant	6	N/A
0140-162-38	Vacant Residential Land	RM	Multiple Family Residential	12 | 18 sr.	11.00	0.511	Vacant	6	N/A
0152-223-01	Vacant Residential Land	RM	Multiple Family Residential	12 | 18 sr.	11.00	0.544	Vacant	6	N/A
0278-191-21	Vacant Residential Land	RM	Multiple Family Residential	12 | 18 sr.	11.00	0.575	Vacant	6	N/A
1192-311-11	Vacant Residential Land	RM	Multiple Family Residential	12 | 18 sr.	11.00	0.604	Vacant	7	N/A
0140-143-52	Vacant Residential Land	RM	Multiple Family Residential	12 | 18 sr.	11.00	0.612	Vacant	7	N/A
0145-152-04	Vacant Residential Land	RM	Multiple Family Residential	12 | 18 sr.	11.00	0.615	Vacant	7	N/A
0140-191-41	Vacant Residential Land	RM	Multiple Family Residential	12 | 18 sr.	11.00	0.616	Vacant	7	N/A
0145-152-05	Vacant Residential Land	RM	Multiple Family Residential	12 | 18 sr.	11.00	0.619	Vacant	7	N/A
0145-152-06	Vacant Residential Land	RM	Multiple Family Residential	12 | 18 sr.	11.00	0.621	Vacant	7	N/A
0142-041-45	Vacant Residential Land	RM	Multiple Family Residential	12 | 18 sr.	11.00	0.630	Vacant	7	N/A
1192-301-07	Vacant Residential Land	RM	Multiple Family Residential	12 | 18 sr.	11.00	0.690	Vacant	8	N/A
0151-211-11	Vacant Residential Land	RM	Multiple Family Residential	12 | 18 sr.	11.00	0.700	Vacant	8	N/A
1192-291-24	Vacant Residential Land	RM	Multiple Family Residential	12 | 18 sr.	11.00	0.735	Vacant	8	N/A
0266-091-26	Vacant Residential Land	RM	Multiple Family Residential	12 | 18 sr.	11.00	0.748	Vacant	8	N/A
0147-231-07	Vacant Residential Land	RM	Multiple Family Residential	12 | 18 sr.	11.00	0.764	Vacant	8	N/A
1192-301-11	Vacant Residential Land	RM	Multiple Family Residential	12 | 18 sr.	11.00	0.800	Vacant	9	N/A
0152-022-06	Vacant Residential Land	RM	Multiple Family Residential	12 | 18 sr.	11.00	0.836	Vacant	9	N/A
0145-161-06	Vacant Residential Land	RM	Multiple Family Residential	12 | 18 sr.	11.00	0.857	Vacant	9	N/A
0140-031-49	Vacant Residential Land	RM	Multiple Family Residential	12 | 18 sr.	11.00	0.866	Vacant	10	N/A
1192-311-05	Vacant Residential Land	RM	Multiple Family Residential	12 | 18 sr.	11.00	0.900	Vacant	10	N/A
1192-311-10	Vacant Residential Land	RM	Multiple Family Residential	12 | 18 sr.	11.00	0.902	Vacant	10	N/A
0145-201-53	Vacant Residential Land	RM	Multiple Family Residential	12 | 18 sr.	11.00	0.904	Vacant	10	N/A
0155-101-08	Vacant Residential Land	RM	Multiple Family Residential	12 | 18 sr.	11.00	0.916	Vacant	10	N/A
0140-134-01	Vacant Residential Land	RM	Multiple Family Residential	12 | 18 sr.	11.00	0.931	Vacant	10	N/A
1200-021-01	Vacant Residential Land	RM	Multiple Family Residential	12 | 18 sr.	11.00	0.936	Vacant	10	N/A
0140-132-33	Vacant Residential Land	RM	Multiple Family Residential	12 | 18 sr.	11.00	0.979	Vacant	11	N/A
0155-101-13	Vacant Residential Land	RM	Multiple Family Residential	12 | 18 sr.	11.00	1.005	Vacant	11	N/A

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Residential Sites Inventory

APN	Site Type	Zoning	GeneralPlan	Max Density (du/ac Residential/Senior)	Expected Density	Acres	Current Use	Realistic Capacity	Lot Consolidation and Site Identification
0145-153-02	Vacant Residential Land	RM	Multiple Family Residential	12 18 sr.	11.00	1.028	Vacant	11	N/A
0266-101-26	Vacant Residential Land	RM	Multiple Family Residential	12 18 sr.	11.00	1.067	Vacant	12	N/A
1192-321-04	Vacant Residential Land	RM	Multiple Family Residential	12 18 sr.	11.00	1.135	Vacant	12	N/A
0272-192-22	Vacant Residential Land	RM	Multiple Family Residential	12 18 sr.	11.00	1.149	Vacant	13	N/A
1192-301-06	Vacant Residential Land	RM	Multiple Family Residential	12 18 sr.	11.00	1.247	Vacant	14	N/A
1192-301-10	Vacant Residential Land	RM	Multiple Family Residential	12 18 sr.	11.00	1.352	Vacant	15	N/A
0278-041-41	Vacant Residential Land	RM	Multiple Family Residential	12 18 sr.	11.00	1.406	Vacant	15	N/A
0155-581-63	Vacant Residential Land	RM	Multiple Family Residential	12 18 sr.	11.00	1.463	Vacant	16	N/A
0266-101-24	Vacant Residential Land	RM	Multiple Family Residential	12 18 sr.	11.00	1.484	Vacant	16	N/A
1192-311-12	Vacant Residential Land	RM	Multiple Family Residential	12 18 sr.	11.00	1.494	Vacant	16	N/A
0155-102-03	Vacant Residential Land	RM	Multiple Family Residential	12 18 sr.	11.00	1.608	Vacant	18	N/A
0266-072-57	Vacant Residential Land	RM	Multiple Family Residential	12 18 sr.	11.00	1.634	Vacant	18	N/A
0147-191-12	Vacant Residential Land	RM	Multiple Family Residential	12 18 sr.	11.00	1.684	Vacant	19	N/A
0155-102-04	Vacant Residential Land	RM	Multiple Family Residential	12 18 sr.	11.00	1.704	Vacant	19	N/A
0140-201-33	Vacant Residential Land	RM	Multiple Family Residential	12 18 sr.	11.00	2.039	Vacant	22	N/A
0152-022-40	Vacant Residential Land	RM	Multiple Family Residential	12 18 sr.	11.00	2.262	Vacant	25	N/A
1200-181-03	Vacant Residential Land	RM	Multiple Family Residential	12 18 sr.	11.00	2.366	Vacant	26	N/A
0272-372-59	Vacant Residential Land	RM	Multiple Family Residential	12 18 sr.	11.00	2.379	Vacant	26	N/A
0143-191-66	Vacant Residential Land	RM	Multiple Family Residential	12 18 sr.	11.00	2.676	Vacant	29	N/A
1192-321-05	Vacant Residential Land	RM	Multiple Family Residential	12 18 sr.	11.00	2.759	Vacant	30	N/A
0147-191-12	Vacant Residential Land	RM	Multiple Family Residential	12 18 sr.	11.00	2.986	Vacant	33	N/A
1192-321-01	Vacant Residential Land	RM	Multiple Family Residential	12 18 sr.	11.00	3.135	Vacant	34	N/A
0266-091-24	Vacant Residential Land	RM	Multiple Family Residential	12 18 sr.	11.00	3.269	Vacant	36	N/A
1200-021-02	Vacant Residential Land	RM	Multiple Family Residential	12 18 sr.	11.00	3.455	Vacant	38	N/A
0147-181-36	Vacant Residential Land	RM	Multiple Family Residential	12 18 sr.	11.00	3.744	Vacant	41	N/A
1192-301-02	Vacant Residential Land	RM	Multiple Family Residential	12 18 sr.	11.00	3.791	Vacant	42	N/A
0142-041-46	Vacant Residential Land	RM	Multiple Family Residential	12 18 sr.	11.00	3.990	Vacant	44	N/A
1192-321-01	Vacant Residential Land	RM	Multiple Family Residential	12 18 sr.	11.00	4.208	Vacant	46	N/A
0278-063-17	Vacant Residential Land	RM	Multiple Family Residential	12 18 sr.	11.00	4.267	Vacant	47	N/A
0278-051-08	Vacant Residential Land	RM	Multiple Family Residential	12 18 sr.	11.00	4.440	Vacant	49	N/A
0141-211-01	Vacant Residential Land	RM	Multiple Family Residential	12 18 sr.	11.00	4.465	Vacant	49	N/A
1192-301-04	Vacant Residential Land	RM	Multiple Family Residential	12 18 sr.	11.00	4.579	Vacant	50	N/A
1192-301-01	Vacant Residential Land	RM	Multiple Family Residential	12 18 sr.	11.00	4.591	Vacant	51	N/A
1192-301-01	Vacant Residential Land	RM	Multiple Family Residential	12 18 sr.	11.00	4.991	Vacant	55	N/A
1192-301-10	Vacant Residential Land	RM	Multiple Family Residential	12 18 sr.	11.00	6.022	Vacant	66	N/A
1199-671-13	Vacant Residential Land	RM	Multiple Family Residential	12 18 sr.	11.00	6.795	Vacant	75	N/A
0279-041-15	Vacant Residential Land	RM	Multiple Family Residential	12 18 sr.	11.00	7.038	Vacant	77	N/A
0278-063-23	Vacant Residential Land	RM	Multiple Family Residential	12 18 sr.	11.00	7.578	Vacant	83	N/A
0278-041-66	Vacant Residential Land	RM	Multiple Family Residential	12 18 sr.	11.00	14.527	Vacant	160	N/A
0279-041-14	Vacant Residential Land	RM	Multiple Family Residential	12 18 sr.	11.00	17.760	Vacant	195	N/A
0136-061-08	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.170	Vacant	1	N/A
0136-061-07	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.170	Vacant	1	N/A
0137-091-08	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.170	Vacant	1	N/A
0139-312-04	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.170	Vacant	1	N/A
0138-034-10	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.170	Vacant	1	N/A
0138-034-11	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.170	Vacant	1	N/A

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Residential Sites Inventory

APN	Site Type	Zoning	GeneralPlan	Max Density (du/ac Residential/Senior)	Expected Density	Acres	Current Use	Realistic Capacity	Lot Consolidation and Site Identification
0138-034-12	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.170	Vacant	1	N/A
0155-201-02	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.170	Vacant	1	N/A
0139-252-23	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.171	Vacant	1	N/A
0138-034-09	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.171	Vacant	1	N/A
0138-072-36	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.172	Vacant	1	N/A
0138-063-10	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.172	Vacant	1	N/A
0138-081-17	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.172	Vacant	1	N/A
0138-072-41	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.172	Vacant	1	N/A
0139-303-15	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.172	Vacant	1	N/A
0138-072-08	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.172	Vacant	1	N/A
0139-121-45	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.172	Vacant	1	N/A
0138-103-22	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.172	Vacant	1	N/A
0139-311-14	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.172	Vacant	1	N/A
0138-072-09	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.172	Vacant	1	N/A
0137-075-07	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.172	Vacant	1	N/A
0143-331-35	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.172	Vacant	1	N/A
0143-331-34	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.172	Vacant	1	N/A
0143-331-33	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.172	Vacant	1	N/A
0143-331-32	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.172	Vacant	1	N/A
0153-321-06	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.172	Vacant	1	N/A
0153-321-03	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.172	Vacant	1	N/A
0268-134-01	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.172	Vacant	1	N/A
0268-134-06	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.172	Vacant	1	N/A
0268-412-16	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.172	Vacant	1	N/A
0269-051-34	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.172	Vacant	1	N/A
0269-051-33	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.172	Vacant	1	N/A
0271-053-04	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.172	Vacant	1	N/A
0268-412-17	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.172	Vacant	1	N/A
0139-121-58	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.173	Vacant	1	N/A
0138-102-10	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.173	Vacant	1	N/A
0139-311-15	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.173	Vacant	1	N/A
0143-351-15	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.173	Vacant	1	N/A
0143-351-14	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.173	Vacant	1	N/A
0149-171-17	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.173	Vacant	1	N/A
0149-171-16	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.173	Vacant	1	N/A
0138-103-04	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.174	Vacant	1	N/A
0138-072-39	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.174	Vacant	1	N/A
0138-103-01	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.174	Vacant	1	N/A
0149-162-19	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.175	Vacant	1	N/A
0149-032-07	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.176	Vacant	1	N/A
0147-121-19	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.177	Vacant	1	N/A
0268-432-08	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.177	Vacant	1	N/A
0268-442-02	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.177	Vacant	1	N/A
0143-271-09	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.178	Vacant	1	N/A
0137-161-59	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.179	Vacant	1	N/A
0137-161-64	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.179	Vacant	1	N/A

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Residential Sites Inventory

APN	Site Type	Zoning	GeneralPlan	Max Density (du/ac Residential/Senior)	Expected Density	Acres	Current Use	Realistic Capacity	Lot Consolidation and Site Identification
0143-361-18	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.179	Vacant	1	N/A
0143-361-19	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.179	Vacant	1	N/A
0143-271-10	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.179	Vacant	1	N/A
0149-171-14	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.179	Vacant	1	N/A
0149-171-15	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.179	Vacant	1	N/A
0139-312-16	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.180	Vacant	1	N/A
0137-161-60	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.180	Vacant	1	N/A
0137-161-63	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.180	Vacant	1	N/A
0152-063-08	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.180	Vacant	1	N/A
0146-045-14	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.181	Vacant	1	N/A
0137-113-09	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.182	Vacant	1	N/A
0143-331-04	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.182	Vacant	1	N/A
0143-331-06	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.182	Vacant	1	N/A
0144-144-14	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.182	Vacant	1	N/A
0285-601-32	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.182	Vacant	1	N/A
0285-235-10	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.183	Vacant	1	N/A
0137-172-18	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.185	Vacant	1	N/A
0137-075-02	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.186	Vacant	1	N/A
0271-062-18	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.186	Vacant	1	N/A
0144-144-02	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.188	Vacant	1	N/A
0141-031-37	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.189	Vacant	1	N/A
0141-031-23	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.189	Vacant	1	N/A
0144-144-07	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.189	Vacant	1	N/A
0285-601-33	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.189	Vacant	1	N/A
0139-181-13	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.190	Vacant	1	N/A
0144-061-26	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.190	Vacant	1	N/A
0138-033-18	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.191	Vacant	1	N/A
0153-372-04	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.192	Vacant	1	N/A
0152-012-35	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.194	Vacant	1	N/A
0138-072-42	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.195	Vacant	1	N/A
0137-161-65	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.195	Vacant	1	N/A
0144-191-02	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.195	Vacant	1	N/A
0144-144-15	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.195	Vacant	1	N/A
0137-161-58	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.196	Vacant	1	N/A
0155-201-11	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.197	Vacant	1	N/A
0138-072-40	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.197	Vacant	1	N/A
0141-042-63	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.198	Vacant	1	N/A
0149-032-61	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.198	Vacant	1	N/A
0285-601-28	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.198	Vacant	1	N/A
0285-601-29	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.198	Vacant	1	N/A
0139-062-12	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.199	Vacant	1	N/A
0145-212-35	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.201	Vacant	1	N/A
0265-081-17	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.201	Vacant	1	N/A
0139-062-01	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.202	Vacant	1	N/A
0285-601-31	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.203	Vacant	1	N/A
0261-351-09	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.204	Vacant	1	N/A

Table H-A1
Residential Sites Inventory

APN	Site Type	Zoning	GeneralPlan	Max Density (du/ac Residential/Senior)	Expected Density	Acres	Current Use	Realistic Capacity	Lot Consolidation and Site Identification
0265-081-15	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.204	Vacant	1	N/A
0269-144-01	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.204	Vacant	1	N/A
0285-235-04	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.205	Vacant	1	N/A
0152-012-41	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.206	Vacant	1	N/A
0152-012-40	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.206	Vacant	1	N/A
0152-012-42	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.206	Vacant	1	N/A
0152-012-43	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.206	Vacant	1	N/A
0266-701-10	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.209	Vacant	1	N/A
0139-062-20	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.210	Vacant	1	N/A
0269-271-12	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.213	Vacant	1	N/A
0139-142-30	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.214	Vacant	1	N/A
0155-141-38	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.215	Vacant	1	N/A
0155-141-39	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.215	Vacant	1	N/A
0285-601-30	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.219	Vacant	1	N/A
0153-131-20	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.220	Vacant	1	N/A
0155-431-10	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.220	Vacant	1	N/A
0151-031-17	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.221	Vacant	1	N/A
0155-313-04	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.222	Vacant	1	N/A
0155-084-07	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.225	Vacant	1	N/A
1200-211-19	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.225	Vacant	1	N/A
0139-061-22	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.226	Vacant	1	N/A
0153-371-03	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.226	Vacant	1	N/A
0155-032-05	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.227	Vacant	1	N/A
0285-601-27	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.227	Vacant	1	N/A
0285-235-02	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.228	Vacant	1	N/A
0155-032-06	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.229	Vacant	1	N/A
0139-303-32	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.230	Vacant	1	N/A
0155-394-05	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.230	Vacant	1	N/A
0139-061-23	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.234	Vacant	1	N/A
0153-151-30	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.235	Vacant	1	N/A
0152-011-33	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.237	Vacant	1	N/A
0138-132-04	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.238	Vacant	1	N/A
0137-161-62	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.239	Vacant	1	N/A
0137-161-61	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.239	Vacant	1	N/A
0268-134-20	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.239	Vacant	1	N/A
0285-235-01	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.240	Vacant	1	N/A
0143-331-05	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.241	Vacant	1	N/A
0137-052-21	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.242	Vacant	1	N/A
0144-144-08	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.242	Vacant	1	N/A
0278-041-10	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.243	Vacant	1	N/A
0285-235-03	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.244	Vacant	1	N/A
0143-403-09	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.245	Vacant	1	N/A
0139-061-28	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.246	Vacant	1	N/A
0139-061-29	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.246	Vacant	1	N/A
0139-061-30	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.246	Vacant	1	N/A
0153-121-55	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.246	Vacant	1	N/A

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Residential Sites Inventory

APN	Site Type	Zoning	GeneralPlan	Max Density (du/ac Residential/Senior)	Expected Density	Acres	Current Use	Realistic Capacity	Lot Consolidation and Site Identification
0154-061-62	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.246	Vacant	1	N/A
0154-061-63	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.246	Vacant	1	N/A
0138-142-13	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.248	Vacant	1	N/A
0138-101-08	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.248	Vacant	1	N/A
0141-151-42	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.248	Vacant	1	N/A
0139-121-14	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.249	Vacant	1	N/A
0138-132-14	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.249	Vacant	1	N/A
0139-312-18	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.250	Vacant	1	N/A
0154-095-03	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.250	Vacant	1	N/A
0285-235-08	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.256	Vacant	1	N/A
0269-371-01	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.258	Vacant	1	N/A
0139-191-52	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.262	Vacant	1	N/A
0139-311-32	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.263	Vacant	1	N/A
0151-041-69	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.268	Vacant	1	N/A
0278-161-21	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.269	Vacant	1	N/A
0285-235-06	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.272	Vacant	1	N/A
0139-062-16	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.275	Vacant	1	N/A
0269-051-30	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.276	Vacant	1	N/A
0269-051-36	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.276	Vacant	1	N/A
0278-161-20	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.280	Vacant	1	N/A
1199-091-02	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.281	Vacant	1	N/A
0142-201-01	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.284	Vacant	1	N/A
0269-111-26	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.284	Vacant	1	N/A
0285-981-17	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.284	Vacant	1	N/A
0271-051-14	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.285	Vacant	1	N/A
0271-051-08	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.285	Vacant	1	N/A
0285-235-11	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.285	Vacant	1	N/A
0144-144-13	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.287	Vacant	1	N/A
0155-141-40	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.287	Vacant	1	N/A
0144-061-35	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.287	Vacant	1	N/A
0138-283-02	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.288	Vacant	1	N/A
0155-331-03	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.289	Vacant	1	N/A
0143-313-21	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.290	Vacant	1	N/A
0139-062-15	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.291	Vacant	1	N/A
0149-032-24	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.293	Vacant	1	N/A
0151-031-07	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.294	Vacant	1	N/A
0271-091-54	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.297	Vacant	1	N/A
0137-091-69	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.298	Vacant	1	N/A
0271-091-01	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.298	Vacant	1	N/A
0137-091-68	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.299	Vacant	1	N/A
0261-241-78	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.301	Vacant	1	N/A
1191-231-46	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.301	Vacant	1	N/A
0266-711-01	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.302	Vacant	1	N/A
0271-091-30	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.304	Vacant	1	N/A
0285-235-09	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.304	Vacant	1	N/A
0154-651-42	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.306	Vacant	1	N/A

Table H-A1
Residential Sites Inventory

APN	Site Type	Zoning	GeneralPlan	Max Density (du/ac Residential/Senior)	Expected Density	Acres	Current Use	Realistic Capacity	Lot Consolidation and Site Identification
0139-061-18	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.310	Vacant	1	N/A
0144-191-05	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.311	Vacant	1	N/A
0139-061-17	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.311	Vacant	1	N/A
0142-731-42	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.316	Vacant	1	N/A
0278-032-29	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.318	Vacant	1	N/A
0138-283-01	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.319	Vacant	1	N/A
0151-172-07	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.322	Vacant	1	N/A
0271-091-64	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.324	Vacant	1	N/A
0266-711-12	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.327	Vacant	1	N/A
0278-032-28	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.330	Vacant	1	N/A
0139-061-13	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.333	Vacant	1	N/A
0285-601-23	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.335	Vacant	1	N/A
0139-061-25	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.336	Vacant	1	N/A
0139-061-26	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.336	Vacant	1	N/A
0269-031-14	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.337	Vacant	1	N/A
0266-086-04	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.337	Vacant	1	N/A
0278-032-27	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.342	Vacant	1	N/A
0138-072-38	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.344	Vacant	1	N/A
0269-051-35	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.344	Vacant	1	N/A
0138-061-24	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.345	Vacant	1	N/A
0144-051-12	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.346	Vacant	1	N/A
0266-701-09	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.347	Vacant	1	N/A
0139-061-21	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.348	Vacant	1	N/A
0142-731-45	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.349	Vacant	1	N/A
0144-144-01	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.349	Vacant	1	N/A
0154-031-13	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.350	Vacant	1	N/A
0285-235-05	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.350	Vacant	1	N/A
0141-222-27	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.351	Vacant	1	N/A
0137-091-31	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.351	Vacant	1	N/A
0136-071-29	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.353	Vacant	1	N/A
0155-111-04	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.354	Vacant	1	N/A
0154-552-16	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.356	Vacant	1	N/A
0278-032-26	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.357	Vacant	1	N/A
0144-131-49	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.358	Vacant	1	N/A
0144-201-50	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.359	Vacant	1	N/A
0154-586-08	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.359	Vacant	1	N/A
0144-131-50	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.360	Vacant	1	N/A
0271-071-34	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.360	Vacant	1	N/A
0155-511-08	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.364	Vacant	1	N/A
0154-073-05	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.364	Vacant	1	N/A
0155-311-06	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.364	Vacant	1	N/A
0278-041-62	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.365	Vacant	1	N/A
0139-062-06	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.367	Vacant	1	N/A
0139-062-08	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.367	Vacant	1	N/A
0139-062-09	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.367	Vacant	1	N/A
0278-032-25	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.370	Vacant	1	N/A

Table H-A1
Residential Sites Inventory

APN	Site Type	Zoning	GeneralPlan	Max Density (du/ac Residential/Senior)	Expected Density	Acres	Current Use	Realistic Capacity	Lot Consolidation and Site Identification
0152-041-54	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.372	Vacant	1	N/A
0153-372-03	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.373	Vacant	1	N/A
0278-161-25	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.373	Vacant	1	N/A
0144-081-33	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.375	Vacant	1	N/A
0151-064-09	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.375	Vacant	1	N/A
0143-271-32	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.377	Vacant	1	N/A
0152-012-22	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.377	Vacant	1	N/A
0271-094-07	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.377	Vacant	1	N/A
0144-144-16	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.378	Vacant	1	N/A
0269-031-08	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.379	Vacant	1	N/A
0269-031-07	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.379	Vacant	1	N/A
0269-031-06	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.379	Vacant	1	N/A
0269-031-05	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.379	Vacant	1	N/A
0269-031-04	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.379	Vacant	1	N/A
0155-241-03	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.380	Vacant	1	N/A
0154-031-14	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.383	Vacant	1	N/A
0152-012-06	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.385	Vacant	1	N/A
0262-281-88	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.386	Vacant	1	N/A
0285-601-24	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.387	Vacant	1	N/A
0145-212-43	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.388	Vacant	1	N/A
0266-711-05	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.395	Vacant	1	N/A
0141-032-34	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.398	Vacant	1	N/A
0285-235-07	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.398	Vacant	1	N/A
0266-711-18	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.400	Vacant	1	N/A
0142-651-68	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.401	Vacant	1	N/A
0266-711-04	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.402	Vacant	1	N/A
0265-081-05	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.403	Vacant	1	N/A
0149-032-69	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.407	Vacant	1	N/A
0265-081-06	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.407	Vacant	1	N/A
0266-711-03	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.409	Vacant	1	N/A
0143-161-21	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.413	Vacant	1	N/A
0261-402-37	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.413	Vacant	1	N/A
0137-021-10	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.415	Vacant	1	N/A
0137-091-35	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.417	Vacant	2	N/A
0148-082-10	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.419	Vacant	2	N/A
1191-211-03	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.422	Vacant	2	N/A
0269-051-21	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.423	Vacant	2	N/A
0266-711-02	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.424	Vacant	2	N/A
0153-151-18	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.429	Vacant	2	N/A
0265-081-07	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.430	Vacant	2	N/A
0138-283-31	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.431	Vacant	2	N/A
0151-031-27	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.442	Vacant	2	N/A
0266-711-08	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.445	Vacant	2	N/A
0269-121-08	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.446	Vacant	2	N/A
0278-161-06	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.449	Vacant	2	N/A
0155-063-03	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.450	Vacant	2	N/A

Table H-A1
Residential Sites Inventory

APN	Site Type	Zoning	GeneralPlan	Max Density (du/ac Residential/Senior)	Expected Density	Acres	Current Use	Realistic Capacity	Lot Consolidation and Site Identification
0155-052-14	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.453	Vacant	2	N/A
0144-091-02	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.459	Vacant	2	N/A
0151-041-33	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.462	Vacant	2	N/A
0285-601-26	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.466	Vacant	2	N/A
0154-361-54	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.471	Vacant	2	N/A
0155-073-16	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.479	Vacant	2	N/A
0265-141-02	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.479	Vacant	2	N/A
0136-061-10	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.483	Vacant	2	N/A
0136-061-11	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.483	Vacant	2	N/A
0136-231-05	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.483	Vacant	2	N/A
0136-241-03	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.483	Vacant	2	N/A
0136-231-20	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.483	Vacant	2	N/A
0136-231-25	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.483	Vacant	2	N/A
0142-651-70	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.484	Vacant	2	N/A
0266-711-06	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.485	Vacant	2	N/A
0152-041-75	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.488	Vacant	2	N/A
0144-061-13	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.497	Vacant	2	N/A
0143-022-30	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.499	Vacant	2	N/A
0266-711-07	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.499	Vacant	2	N/A
0265-061-21	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.502	Vacant	2	N/A
0145-212-34	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.505	Vacant	2	N/A
0262-291-55	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.505	Vacant	2	N/A
0139-061-20	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.508	Vacant	2	N/A
0151-041-10	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.513	Vacant	2	N/A
1199-191-21	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.519	Vacant	2	N/A
0266-711-19	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.529	Vacant	2	N/A
0266-711-09	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.536	Vacant	2	N/A
0144-161-22	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.537	Vacant	2	N/A
0142-181-25	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.539	Vacant	2	N/A
0266-711-13	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.539	Vacant	2	N/A
0155-051-01	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.540	Vacant	2	N/A
0142-151-11	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.546	Vacant	2	N/A
0136-231-01	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.558	Vacant	2	N/A
0269-111-20	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.568	Vacant	2	N/A
0269-111-30	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.568	Vacant	2	N/A
0269-051-44	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.568	Vacant	2	N/A
0269-111-29	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.568	Vacant	2	N/A
0266-231-22	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.574	Vacant	2	N/A
0266-231-22	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.574	Vacant	2	N/A
0139-331-04	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.585	Vacant	2	N/A
0150-221-73	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.585	Vacant	2	N/A
0266-711-17	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.594	Vacant	2	N/A
0285-601-25	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.607	Vacant	2	N/A
0266-711-16	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.618	Vacant	2	N/A
0268-221-20	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.619	Vacant	2	N/A
0154-031-45	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.628	Vacant	2	N/A

Table H-A1
Residential Sites Inventory

APN	Site Type	Zoning	GeneralPlan	Max Density (du/ac Residential/Senior)	Expected Density	Acres	Current Use	Realistic Capacity	Lot Consolidation and Site Identification
1199-051-65	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.631	Vacant	2	N/A
0265-131-40	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.633	Vacant	2	N/A
0144-061-15	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.644	Vacant	2	N/A
0266-701-11	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.653	Vacant	2	N/A
0266-191-27	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.657	Vacant	2	N/A
1199-051-66	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.663	Vacant	2	N/A
0139-061-16	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.667	Vacant	2	N/A
0265-131-45	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.691	Vacant	2	N/A
0139-324-01	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.695	Vacant	3	N/A
0144-061-14	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.695	Vacant	3	N/A
0262-251-29	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.706	Vacant	3	N/A
0268-221-19	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.720	Vacant	3	N/A
0269-281-06	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.730	Vacant	3	N/A
0151-041-05	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.732	Vacant	3	N/A
0285-201-42	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.734	Vacant	3	N/A
0151-011-01	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.738	Vacant	3	N/A
0272-131-12	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.739	Vacant	3	N/A
0262-261-66	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.744	Vacant	3	N/A
0139-341-13	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.756	Vacant	3	N/A
0141-222-01	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.757	Vacant	3	N/A
1191-191-04	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.761	Vacant	3	N/A
1199-031-33	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.775	Vacant	3	N/A
0266-191-45	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.797	Vacant	3	N/A
0139-341-09	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.811	Vacant	3	N/A
0137-141-05	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.812	Vacant	3	N/A
0154-361-55	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.831	Vacant	3	N/A
0269-111-28	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.833	Vacant	3	N/A
0151-031-07	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.837	Vacant	3	N/A
1191-201-08	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.840	Vacant	3	N/A
0138-132-37	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.858	Vacant	3	N/A
0154-021-54	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.864	Vacant	3	N/A
0269-031-03	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.879	Vacant	3	N/A
0153-372-08	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.895	Vacant	3	N/A
0266-231-23	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.900	Vacant	3	N/A
0152-011-02	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.903	Vacant	3	N/A
0139-341-01	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.905	Vacant	3	N/A
0138-282-08	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.907	Vacant	3	N/A
0152-011-01	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.907	Vacant	3	N/A
0138-081-20	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.916	Vacant	3	N/A
1191-141-38	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.925	Vacant	3	N/A
0154-021-45	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.941	Vacant	3	N/A
0151-161-32	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.970	Vacant	3	N/A
0151-021-12	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.982	Vacant	4	N/A
0261-331-40	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	0.982	Vacant	4	N/A
0152-041-74	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	1.023	Vacant	4	N/A
0266-191-29	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	1.025	Vacant	4	N/A

Table H-A1
Residential Sites Inventory

APN	Site Type	Zoning	GeneralPlan	Max Density (du/ac Residential/Senior)	Expected Density	Acres	Current Use	Realistic Capacity	Lot Consolidation and Site Identification
0151-081-01	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	1.026	Vacant	4	N/A
0139-113-47	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	1.064	Vacant	4	N/A
0269-121-01	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	1.077	Vacant	4	N/A
1199-211-25	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	1.098	Vacant	4	N/A
0142-511-23	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	1.099	Vacant	4	N/A
0269-111-02	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	1.136	Vacant	4	N/A
0269-051-26	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	1.136	Vacant	4	N/A
0269-121-04	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	1.136	Vacant	4	N/A
0269-121-03	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	1.136	Vacant	4	N/A
0269-111-14	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	1.136	Vacant	4	N/A
0269-111-15	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	1.136	Vacant	4	N/A
0269-121-02	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	1.136	Vacant	4	N/A
0269-111-01	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	1.137	Vacant	4	N/A
0269-051-25	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	1.137	Vacant	4	N/A
0144-061-07	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	1.166	Vacant	4	N/A
0153-271-33	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	1.188	Vacant	4	N/A
1200-201-02	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	1.241	Vacant	4	N/A
0265-061-08	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	1.244	Vacant	4	N/A
0265-211-21	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	1.276	Vacant	5	N/A
1199-671-12	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	1.280	Vacant	5	N/A
1199-051-66	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	1.284	Vacant	5	N/A
0154-211-17	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	1.285	Vacant	5	N/A
0136-261-36	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	1.302	Vacant	5	N/A
0154-111-02	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	1.302	Vacant	5	N/A
0285-103-42	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	1.304	Vacant	5	N/A
0285-181-41	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	1.332	Vacant	5	N/A
0285-161-12	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	1.339	Vacant	5	N/A
0285-201-46	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	1.355	Vacant	5	N/A
0149-124-13	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	1.362	Vacant	5	N/A
0265-211-12	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	1.401	Vacant	5	N/A
0266-571-02	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	1.444	Vacant	5	N/A
0136-261-11	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	1.501	Vacant	5	N/A
0285-981-08	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	1.552	Vacant	6	N/A
0142-181-14	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	1.585	Vacant	6	N/A
0269-111-09	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	1.591	Vacant	6	N/A
0151-011-02	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	1.649	Vacant	6	N/A
0142-651-62	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	1.668	Vacant	6	N/A
0142-361-08	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	1.688	Vacant	6	N/A
0154-103-30	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	1.706	Vacant	6	N/A
0268-481-07	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	1.721	Vacant	6	N/A
1191-141-41	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	1.725	Vacant	6	N/A
0278-181-19	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	1.737	Vacant	6	N/A
0266-132-02	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	1.749	Vacant	6	N/A
0278-032-70	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	1.792	Vacant	6	N/A
0154-031-10	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	1.795	Vacant	6	N/A
0137-081-09	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	1.828	Vacant	7	N/A

Table H-A1
Residential Sites Inventory

APN	Site Type	Zoning	GeneralPlan	Max Density (du/ac Residential/Senior)	Expected Density	Acres	Current Use	Realistic Capacity	Lot Consolidation and Site Identification
0142-191-13	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	1.829	Vacant	7	N/A
0261-271-04	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	1.883	Vacant	7	N/A
0142-201-02	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	1.930	Vacant	7	N/A
0141-231-03	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	1.970	Vacant	7	N/A
0151-281-18	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	2.006	Vacant	7	N/A
0154-011-27	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	2.016	Vacant	7	N/A
0139-341-12	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	2.018	Vacant	7	N/A
1191-201-05	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	2.081	Vacant	7	N/A
0278-201-30	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	2.088	Vacant	8	N/A
1191-231-47	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	2.283	Vacant	8	N/A
0152-011-44	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	2.321	Vacant	8	N/A
0142-181-24	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	2.359	Vacant	8	N/A
0155-102-06	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	2.373	Vacant	9	N/A
0138-011-01	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	2.418	Vacant	9	N/A
0143-102-23	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	2.441	Vacant	9	N/A
0142-181-12	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	2.463	Vacant	9	N/A
0268-481-13	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	2.819	Vacant	10	N/A
0142-041-43	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	2.883	Vacant	10	N/A
0266-191-24	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	2.977	Vacant	11	N/A
0136-261-50	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	2.982	Vacant	11	N/A
0151-221-22	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	2.996	Vacant	11	N/A
0265-061-20	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	3.041	Vacant	11	N/A
0285-981-15	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	3.071	Vacant	11	N/A
1199-291-06	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	3.155	Vacant	11	N/A
1200-221-03	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	3.440	Vacant	12	N/A
0138-081-21	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	3.556	Vacant	13	N/A
0269-151-35	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	3.691	Vacant	13	N/A
0139-341-19	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	3.838	Vacant	14	N/A
0271-071-49	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	3.901	Vacant	14	N/A
0142-511-26	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	4.307	Vacant	16	N/A
0142-161-18	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	4.323	Vacant	16	N/A
0269-281-05	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	4.419	Vacant	16	N/A
0278-051-17	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	4.640	Vacant	17	N/A
0271-071-71	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	4.778	Vacant	17	N/A
0266-341-07	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	5.071	Vacant	18	N/A
0269-281-04	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	5.168	Vacant	19	N/A
0278-201-30	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	5.586	Vacant	20	N/A
0269-281-08	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	5.814	Vacant	21	N/A
0269-271-13	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	6.308	Vacant	23	N/A
0271-071-76	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	6.336	Vacant	23	N/A
0269-271-18	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	6.383	Vacant	23	N/A
0266-191-44	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	6.521	Vacant	23	N/A
0278-051-24	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	6.784	Vacant	24	N/A
0136-521-11	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	8.592	Vacant	31	N/A
0142-181-06	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	9.122	Vacant	33	N/A
0142-181-10	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	9.126	Vacant	33	N/A

Table H-A1
Residential Sites Inventory

APN	Site Type	Zoning	GeneralPlan	Max Density (du/ac Residential/Senior)	Expected Density	Acres	Current Use	Realistic Capacity	Lot Consolidation and Site Identification
0142-181-01	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	9.126	Vacant	33	N/A
1191-191-03	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	9.446	Vacant	34	N/A
0285-201-46	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	10.108	Vacant	36	N/A
0154-361-61	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	10.161	Vacant	37	N/A
0142-071-42	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	11.264	Vacant	41	N/A
0142-201-30	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	11.558	Vacant	42	N/A
0266-211-18	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	11.620	Vacant	42	N/A
1199-341-01	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	11.780	Vacant	42	N/A
0266-211-19	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	14.199	Vacant	51	N/A
0278-161-30	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	17.023	Vacant	61	N/A
0148-011-29	Vacant Residential Land	RS	Single Family Residential	4.5	3.60	29.313	Vacant	106	N/A
0141-171-23	Vacant Residential Land	RU	Multiple Family Residential	8| 12 sr.	8.00	0.170	Vacant	1	N/A
0140-032-10	Vacant Residential Land	RU	Multiple Family Residential	8| 12 sr.	8.00	0.172	Vacant	1	N/A
0140-023-11	Vacant Residential Land	RU	Multiple Family Residential	8| 12 sr.	8.00	0.172	Vacant	1	N/A
0140-033-22	Vacant Residential Land	RU	Multiple Family Residential	8| 12 sr.	8.00	0.172	Vacant	1	N/A
0145-031-08	Vacant Residential Land	RU	Multiple Family Residential	8| 12 sr.	8.00	0.172	Vacant	1	N/A
0274-023-33	Vacant Residential Land	RU	Multiple Family Residential	8| 12 sr.	8.00	0.172	Vacant	1	N/A
0274-023-27	Vacant Residential Land	RU	Multiple Family Residential	8| 12 sr.	8.00	0.172	Vacant	1	N/A
0274-023-28	Vacant Residential Land	RU	Multiple Family Residential	8| 12 sr.	8.00	0.172	Vacant	1	N/A
0274-024-13	Vacant Residential Land	RU	Multiple Family Residential	8| 12 sr.	8.00	0.172	Vacant	1	N/A
0274-024-07	Vacant Residential Land	RU	Multiple Family Residential	8| 12 sr.	8.00	0.172	Vacant	1	N/A
0274-023-34	Vacant Residential Land	RU	Multiple Family Residential	8| 12 sr.	8.00	0.172	Vacant	1	N/A
0274-023-26	Vacant Residential Land	RU	Multiple Family Residential	8| 12 sr.	8.00	0.172	Vacant	1	N/A
0274-023-29	Vacant Residential Land	RU	Multiple Family Residential	8| 12 sr.	8.00	0.172	Vacant	1	N/A
0274-024-12	Vacant Residential Land	RU	Multiple Family Residential	8| 12 sr.	8.00	0.172	Vacant	1	N/A
0274-023-30	Vacant Residential Land	RU	Multiple Family Residential	8| 12 sr.	8.00	0.172	Vacant	1	N/A
0274-024-11	Vacant Residential Land	RU	Multiple Family Residential	8| 12 sr.	8.00	0.172	Vacant	1	N/A
0274-023-31	Vacant Residential Land	RU	Multiple Family Residential	8| 12 sr.	8.00	0.172	Vacant	1	N/A
0274-024-10	Vacant Residential Land	RU	Multiple Family Residential	8| 12 sr.	8.00	0.172	Vacant	1	N/A
0274-023-32	Vacant Residential Land	RU	Multiple Family Residential	8| 12 sr.	8.00	0.172	Vacant	1	N/A
0274-024-09	Vacant Residential Land	RU	Multiple Family Residential	8| 12 sr.	8.00	0.172	Vacant	1	N/A
0274-024-08	Vacant Residential Land	RU	Multiple Family Residential	8| 12 sr.	8.00	0.172	Vacant	1	N/A
0274-023-35	Vacant Residential Land	RU	Multiple Family Residential	8| 12 sr.	8.00	0.172	Vacant	1	N/A
0274-024-06	Vacant Residential Land	RU	Multiple Family Residential	8| 12 sr.	8.00	0.172	Vacant	1	N/A
0274-023-36	Vacant Residential Land	RU	Multiple Family Residential	8| 12 sr.	8.00	0.172	Vacant	1	N/A
0274-024-05	Vacant Residential Land	RU	Multiple Family Residential	8| 12 sr.	8.00	0.172	Vacant	1	N/A
0274-023-37	Vacant Residential Land	RU	Multiple Family Residential	8| 12 sr.	8.00	0.172	Vacant	1	N/A
0280-312-34	Vacant Residential Land	RU	Multiple Family Residential	8| 12 sr.	8.00	0.172	Vacant	1	N/A
0140-071-20	Vacant Residential Land	RU	Multiple Family Residential	8| 12 sr.	8.00	0.173	Vacant	1	N/A
0141-171-12	Vacant Residential Land	RU	Multiple Family Residential	8| 12 sr.	8.00	0.174	Vacant	1	N/A
0145-161-03	Vacant Residential Land	RU	Multiple Family Residential	8| 12 sr.	8.00	0.174	Vacant	1	N/A
0281-201-22	Vacant Residential Land	RU	Multiple Family Residential	8| 12 sr.	8.00	0.175	Vacant	1	N/A
0139-161-40	Vacant Residential Land	RU	Multiple Family Residential	8| 12 sr.	8.00	0.176	Vacant	1	N/A
0281-182-27	Vacant Residential Land	RU	Multiple Family Residential	8| 12 sr.	8.00	0.178	Vacant	1	N/A
0146-086-08	Vacant Residential Land	RU	Multiple Family Residential	8| 12 sr.	8.00	0.181	Vacant	1	N/A
0145-162-04	Vacant Residential Land	RU	Multiple Family Residential	8| 12 sr.	8.00	0.183	Vacant	1	N/A

Table H-A1
Residential Sites Inventory

APN	Site Type	Zoning	GeneralPlan	Max Density (du/ac Residential/Senior)	Expected Density	Acres	Current Use	Realistic Capacity	Lot Consolidation and Site Identification
0146-091-01	Vacant Residential Land	RU	Multiple Family Residential	8| 12 sr.	8.00	0.185	Vacant	1	N/A
0266-503-45	Vacant Residential Land	RU	Multiple Family Residential	8| 12 sr.	8.00	0.185	Vacant	1	N/A
0274-023-38	Vacant Residential Land	RU	Multiple Family Residential	8| 12 sr.	8.00	0.192	Vacant	2	N/A
0140-101-30	Vacant Residential Land	RU	Multiple Family Residential	8| 12 sr.	8.00	0.194	Vacant	2	N/A
0273-181-28	Vacant Residential Land	RU	Multiple Family Residential	8| 12 sr.	8.00	0.203	Vacant	2	N/A
0139-262-08	Vacant Residential Land	RU	Multiple Family Residential	8| 12 sr.	8.00	0.207	Vacant	2	N/A
0261-371-82	Vacant Residential Land	RU	Multiple Family Residential	8| 12 sr.	8.00	0.208	Vacant	2	N/A
0137-101-14	Vacant Residential Land	RU	Multiple Family Residential	8| 12 sr.	8.00	0.214	Vacant	2	N/A
0145-051-21	Vacant Residential Land	RU	Multiple Family Residential	8| 12 sr.	8.00	0.214	Vacant	2	N/A
0138-123-26	Vacant Residential Land	RU	Multiple Family Residential	8| 12 sr.	8.00	0.215	Vacant	2	N/A
0281-211-29	Vacant Residential Land	RU	Multiple Family Residential	8| 12 sr.	8.00	0.215	Vacant	2	N/A
0274-011-05	Vacant Residential Land	RU	Multiple Family Residential	8| 12 sr.	8.00	0.217	Vacant	2	N/A
0281-231-13	Vacant Residential Land	RU	Multiple Family Residential	8| 12 sr.	8.00	0.217	Vacant	2	N/A
0137-051-07	Vacant Residential Land	RU	Multiple Family Residential	8 12 sr.	8.00	0.222	Vacant	2	N/A
0266-503-46	Vacant Residential Land	RU	Multiple Family Residential	8 12 sr.	8.00	0.224	Vacant	2	N/A
0141-171-05	Vacant Residential Land	RU	Multiple Family Residential	8 12 sr.	8.00	0.225	Vacant	2	N/A
0137-101-15	Vacant Residential Land	RU	Multiple Family Residential	8| 12 sr.	8.00	0.225	Vacant	2	N/A
0139-161-44	Vacant Residential Land	RU	Multiple Family Residential	8| 12 sr.	8.00	0.226	Vacant	2	N/A
0137-101-04	Vacant Residential Land	RU	Multiple Family Residential	8| 12 sr.	8.00	0.228	Vacant	2	N/A
0281-211-22	Vacant Residential Land	RU	Multiple Family Residential	8| 12 sr.	8.00	0.230	Vacant	2	N/A
0137-101-07	Vacant Residential Land	RU	Multiple Family Residential	8| 12 sr.	8.00	0.239	Vacant	2	N/A
0274-024-21	Vacant Residential Land	RU	Multiple Family Residential	8| 12 sr.	8.00	0.241	Vacant	2	N/A
0281-122-17	Vacant Residential Land	RU	Multiple Family Residential	8| 12 sr.	8.00	0.241	Vacant	2	N/A
0137-101-16	Vacant Residential Land	RU	Multiple Family Residential	8| 12 sr.	8.00	0.243	Vacant	2	N/A
0139-212-01	Vacant Residential Land	RU	Multiple Family Residential	8| 12 sr.	8.00	0.248	Vacant	2	N/A
0281-211-30	Vacant Residential Land	RU	Multiple Family Residential	8| 12 sr.	8.00	0.251	Vacant	2	N/A
0280-293-17	Vacant Residential Land	RU	Multiple Family Residential	8| 12 sr.	8.00	0.251	Vacant	2	N/A
0280-271-22	Vacant Residential Land	RU	Multiple Family Residential	8| 12 sr.	8.00	0.260	Vacant	2	N/A
0280-271-07	Vacant Residential Land	RU	Multiple Family Residential	8| 12 sr.	8.00	0.260	Vacant	2	N/A
0141-171-08	Vacant Residential Land	RU	Multiple Family Residential	8| 12 sr.	8.00	0.261	Vacant	2	N/A
0141-171-25	Vacant Residential Land	RU	Multiple Family Residential	8| 12 sr.	8.00	0.263	Vacant	2	N/A
0141-171-03	Vacant Residential Land	RU	Multiple Family Residential	8 12 sr.	8.00	0.269	Vacant	2	N/A
0137-161-06	Vacant Residential Land	RU	Multiple Family Residential	8 12 sr.	8.00	0.269	Vacant	2	N/A
0140-101-15	Vacant Residential Land	RU	Multiple Family Residential	8 12 sr.	8.00	0.270	Vacant	2	N/A
0139-161-46	Vacant Residential Land	RU	Multiple Family Residential	8| 12 sr.	8.00	0.276	Vacant	2	N/A
0274-022-18	Vacant Residential Land	RU	Multiple Family Residential	8| 12 sr.	8.00	0.286	Vacant	2	N/A
0141-171-13	Vacant Residential Land	RU	Multiple Family Residential	8| 12 sr.	8.00	0.291	Vacant	2	N/A
0140-102-17	Vacant Residential Land	RU	Multiple Family Residential	8| 12 sr.	8.00	0.298	Vacant	2	N/A
0137-101-06	Vacant Residential Land	RU	Multiple Family Residential	8| 12 sr.	8.00	0.299	Vacant	2	N/A
0274-011-29	Vacant Residential Land	RU	Multiple Family Residential	8| 12 sr.	8.00	0.348	Vacant	3	N/A
0141-171-29	Vacant Residential Land	RU	Multiple Family Residential	8| 12 sr.	8.00	0.354	Vacant	3	N/A
0261-361-36	Vacant Residential Land	RU	Multiple Family Residential	8| 12 sr.	8.00	0.378	Vacant	3	N/A
0141-171-14	Vacant Residential Land	RU	Multiple Family Residential	8| 12 sr.	8.00	0.406	Vacant	3	N/A
0142-062-25	Vacant Residential Land	RU	Multiple Family Residential	8| 12 sr.	8.00	0.406	Vacant	3	N/A
0274-022-17	Vacant Residential Land	RU	Multiple Family Residential	8| 12 sr.	8.00	0.411	Vacant	3	N/A
0141-171-24	Vacant Residential Land	RU	Multiple Family Residential	8| 12 sr.	8.00	0.414	Vacant	3	N/A

Table H-A1
Residential Sites Inventory

APN	Site Type	Zoning	GeneralPlan	Max Density (du/ac Residential/Senior)	Expected Density	Acres	Current Use	Realistic Capacity	Lot Consolidation and Site Identification
0141-171-07	Vacant Residential Land	RU	Multiple Family Residential	8| 12 sr.	8.00	0.431	Vacant	3	N/A
0273-172-20	Vacant Residential Land	RU	Multiple Family Residential	8| 12 sr.	8.00	0.435	Vacant	3	N/A
0281-181-05	Vacant Residential Land	RU	Multiple Family Residential	8| 12 sr.	8.00	0.445	Vacant	4	N/A
0279-271-15	Vacant Residential Land	RU	Multiple Family Residential	8| 12 sr.	8.00	0.460	Vacant	4	N/A
0145-021-31	Vacant Residential Land	RU	Multiple Family Residential	8| 12 sr.	8.00	0.461	Vacant	4	N/A
0137-101-05	Vacant Residential Land	RU	Multiple Family Residential	8| 12 sr.	8.00	0.462	Vacant	4	N/A
0141-171-20	Vacant Residential Land	RU	Multiple Family Residential	8| 12 sr.	8.00	0.464	Vacant	4	N/A
0141-171-17	Vacant Residential Land	RU	Multiple Family Residential	8| 12 sr.	8.00	0.466	Vacant	4	N/A
0141-171-16	Vacant Residential Land	RU	Multiple Family Residential	8| 12 sr.	8.00	0.466	Vacant	4	N/A
0141-171-19	Vacant Residential Land	RU	Multiple Family Residential	8| 12 sr.	8.00	0.467	Vacant	4	N/A
0141-171-18	Vacant Residential Land	RU	Multiple Family Residential	8| 12 sr.	8.00	0.467	Vacant	4	N/A
0141-171-15	Vacant Residential Land	RU	Multiple Family Residential	8| 12 sr.	8.00	0.468	Vacant	4	N/A
0164-331-13	Vacant Residential Land	RU	Multiple Family Residential	8| 12 sr.	8.00	0.478	Vacant	4	N/A
0281-172-20	Vacant Residential Land	RU	Multiple Family Residential	8| 12 sr.	8.00	0.498	Vacant	4	N/A
0142-132-23	Vacant Residential Land	RU	Multiple Family Residential	8| 12 sr.	8.00	0.522	Vacant	4	N/A
0141-171-09	Vacant Residential Land	RU	Multiple Family Residential	8| 12 sr.	8.00	0.532	Vacant	4	N/A
0137-051-32	Vacant Residential Land	RU	Multiple Family Residential	8| 12 sr.	8.00	0.546	Vacant	4	N/A
0281-191-10	Vacant Residential Land	RU	Multiple Family Residential	8| 12 sr.	8.00	0.570	Vacant	5	N/A
0281-172-18	Vacant Residential Land	RU	Multiple Family Residential	8| 12 sr.	8.00	0.583	Vacant	5	N/A
0281-172-19	Vacant Residential Land	RU	Multiple Family Residential	8| 12 sr.	8.00	0.583	Vacant	5	N/A
0281-182-19	Vacant Residential Land	RU	Multiple Family Residential	8| 12 sr.	8.00	0.585	Vacant	5	N/A
0281-182-11	Vacant Residential Land	RU	Multiple Family Residential	8| 12 sr.	8.00	0.585	Vacant	5	N/A
0281-172-04	Vacant Residential Land	RU	Multiple Family Residential	8| 12 sr.	8.00	0.606	Vacant	5	N/A

Table H-A1
Residential Sites Inventory

APN	Site Type	Zoning	GeneralPlan	Max Density (du/ac Residential/Senior)	Expected Density	Acres	Current Use	Realistic Capacity	Lot Consolidation and Site Identification
0281-172-05	Vacant Residential Land	RU	Multiple Family Residential	8| 12 sr.	8.00	0.618	Vacant	5	N/A
0281-191-11	Vacant Residential Land	RU	Multiple Family Residential	8| 12 sr.	8.00	0.619	Vacant	5	N/A
0281-192-03	Vacant Residential Land	RU	Multiple Family Residential	8| 12 sr.	8.00	0.620	Vacant	5	N/A
0141-171-06	Vacant Residential Land	RU	Multiple Family Residential	8| 12 sr.	8.00	0.635	Vacant	5	N/A
0141-171-27	Vacant Residential Land	RU	Multiple Family Residential	8| 12 sr.	8.00	0.641	Vacant	5	N/A
0279-271-09	Vacant Residential Land	RU	Multiple Family Residential	8| 12 sr.	8.00	0.645	Vacant	5	N/A
0164-331-07	Vacant Residential Land	RU	Multiple Family Residential	8| 12 sr.	8.00	0.661	Vacant	5	N/A
0281-182-20	Vacant Residential Land	RU	Multiple Family Residential	8| 12 sr.	8.00	0.746	Vacant	6	N/A
0281-261-75	Vacant Residential Land	RU	Multiple Family Residential	8| 12 sr.	8.00	0.816	Vacant	7	N/A
0273-192-41	Vacant Residential Land	RU	Multiple Family Residential	8| 12 sr.	8.00	0.838	Vacant	7	N/A
0280-312-09	Vacant Residential Land	RU	Multiple Family Residential	8| 12 sr.	8.00	0.927	Vacant	7	N/A
0142-611-63	Vacant Residential Land	RU	Multiple Family Residential	8| 12 sr.	8.00	0.972	Vacant	8	N/A
1199-271-02	Vacant Residential Land	RU	Multiple Family Residential	8| 12 sr.	8.00	1.150	Vacant	9	N/A
0261-221-17	Vacant Residential Land	RU	Multiple Family Residential	8| 12 sr.	8.00	1.393	Vacant	11	N/A
0261-221-14	Vacant Residential Land	RU	Multiple Family Residential	8| 12 sr.	8.00	1.529	Vacant	12	N/A
0261-221-08	Vacant Residential Land	RU	Multiple Family Residential	8| 12 sr.	8.00	1.549	Vacant	12	N/A
0261-221-09	Vacant Residential Land	RU	Multiple Family Residential	8| 12 sr.	8.00	1.564	Vacant	13	N/A
0142-062-32	Vacant Residential Land	RU	Multiple Family Residential	8| 12 sr.	8.00	1.576	Vacant	13	N/A
0261-361-35	Vacant Residential Land	RU	Multiple Family Residential	8| 12 sr.	8.00	1.766	Vacant	14	N/A
0266-031-11	Vacant Residential Land	RU	Multiple Family Residential	8| 12 sr.	8.00	1.768	Vacant	14	N/A
0279-271-27	Vacant Residential Land	RU	Multiple Family Residential	8| 12 sr.	8.00	1.772	Vacant	14	N/A
0278-181-12	Vacant Residential Land	RU	Multiple Family Residential	8| 12 sr.	8.00	1.821	Vacant	15	N/A
0164-331-12	Vacant Residential Land	RU	Multiple Family Residential	8| 12 sr.	8.00	1.843	Vacant	15	N/A
0280-312-10	Vacant Residential Land	RU	Multiple Family Residential	8| 12 sr.	8.00	1.849	Vacant	15	N/A
0281-221-15	Vacant Residential Land	RU	Multiple Family Residential	8| 12 sr.	8.00	2.002	Vacant	16	N/A
0142-132-26	Vacant Residential Land	RU	Multiple Family Residential	8| 12 sr.	8.00	2.484	Vacant	20	N/A
0261-191-19	Vacant Residential Land	RU	Multiple Family Residential	8| 12 sr.	8.00	2.538	Vacant	20	N/A
0139-153-16	Vacant Residential Land	RU	Multiple Family Residential	8| 12 sr.	8.00	2.650	Vacant	21	N/A
0261-231-26	Vacant Residential Land	RU	Multiple Family Residential	8| 12 sr.	8.00	2.697	Vacant	22	N/A
0142-062-06	Vacant Residential Land	RU	Multiple Family Residential	8| 12 sr.	8.00	2.715	Vacant	22	N/A
0261-221-21	Vacant Residential Land	RU	Multiple Family Residential	8| 12 sr.	8.00	2.999	Vacant	24	N/A
0274-022-25	Vacant Residential Land	RU	Multiple Family Residential	8| 12 sr.	8.00	3.145	Vacant	25	N/A
0141-171-26	Vacant Residential Land	RU	Multiple Family Residential	8| 12 sr.	8.00	3.862	Vacant	31	N/A
0142-051-09	Vacant Residential Land	RU	Multiple Family Residential	8| 12 sr.	8.00	7.398	Vacant	59	N/A
0279-271-26	Vacant Residential Land	RU	Multiple Family Residential	8| 12 sr.	8.00	9.597	Vacant	77	N/A
1199-271-02	Vacant Residential Land	RU	Multiple Family Residential	8| 12 sr.	8.00	42.758	Vacant	342	N/A
0134-054-20	Vacant Commercial Downtown/TOD	CR-2	Commercial	47 | 130 sr.	40.00	0.114	Vacant	2	Site 7
0134-054-01	Vacant Commercial Downtown/TOD	CR-2	Commercial	47 | 130 sr.	40.00	0.115	Vacant	2	
0134-054-23	Vacant Commercial Downtown/TOD	CR-2	Commercial	47 | 130 sr.	40.00	0.129	Vacant	3	
0134-054-02	Vacant Commercial Downtown/TOD	CR-2	Commercial	47 | 130 sr.	40.00	0.155	Vacant	3	
0134-054-26	Vacant Commercial Downtown/TOD	CR-2	Commercial	47 | 130 sr.	40.00	0.555	Vacant	11	
0134-093-06	Vacant Commercial Downtown/TOD	CR-2	Commercial	47 | 130 sr.	40.00	0.074	Vacant	1	Site 9
0134-093-07	Vacant Commercial Downtown/TOD	CR-2	Commercial	47 | 130 sr.	40.00	0.131	Vacant	3	
0134-093-08	Vacant Commercial Downtown/TOD	CR-2	Commercial	47 | 130 sr.	40.00	0.184	Vacant	4	
0134-093-09	Vacant Commercial Downtown/TOD	CR-2	Commercial	47 | 130 sr.	40.00	0.210	Vacant	4	
0134-093-05	Vacant Commercial Downtown/TOD	CR-2	Commercial	47 | 130 sr.	40.00	0.667	Vacant	13	

Table H-A1
Residential Sites Inventory

APN	Site Type	Zoning	GeneralPlan	Max Density (du/ac Residential/Senior)	Expected Density	Acres	Current Use	Realistic Capacity	Lot Consolidation and Site Identification
0134-101-03	Vacant Commercial Downtown/TOD	CR-2	Commercial	47 | 130 sr.	40.00	0.138	Vacant	3	Site 10
0134-101-06	Vacant Commercial Downtown/TOD	CR-2	Commercial	47 | 130 sr.	40.00	0.171	Vacant	3	
0134-101-04	Vacant Commercial Downtown/TOD	CR-2	Commercial	47 | 130 sr.	40.00	0.172	Vacant	3	
0134-101-02	Vacant Commercial Downtown/TOD	CR-2	Commercial	47 | 130 sr.	40.00	0.172	Vacant	3	
0134-101-05	Vacant Commercial Downtown/TOD	CR-2	Commercial	47 | 130 sr.	40.00	0.240	Vacant	5	
0134-101-28	Vacant Commercial Downtown/TOD	CR-2	Commercial	47 | 130 sr.	40.00	0.411	Vacant	8	
0134-062-12	Vacant Commercial Downtown/TOD	CR-2	Commercial	47 | 130 sr.	40.00	1.009	Vacant	20	Site 5
0134-061-10	Vacant Commercial Downtown/TOD	CR-2	Commercial	47 | 130 sr.	40.00	0.131	Vacant	3	Site 6
0134-061-34	Vacant Commercial Downtown/TOD	CR-2	Commercial	47 | 130 sr.	40.00	0.558	Vacant	11	
0134-081-18	Vacant Commercial Downtown/TOD	CR-2	Commercial	47 | 130 sr.	40.00	0.259	Vacant	5	Site 4
0134-081-21	Vacant Commercial Downtown/TOD	CR-2	Commercial	47 | 130 sr.	40.00	0.279	Vacant	6	
0134-054-24	Vacant Commercial Downtown/TOD	CR-2	Commercial	47 | 130 sr.	40.00	0.767	Vacant	15	Site 8
0135-081-13	Vacant Commercial Downtown/TOD	CR-2	Commercial	47 | 130 sr.	40.00	0.122	Vacant	2	Site 3
0135-081-11	Vacant Commercial Downtown/TOD	CR-2	Commercial	47 | 130 sr.	40.00	0.137	Vacant	3	
0135-081-12	Vacant Commercial Downtown/TOD	CR-2	Commercial	47 | 130 sr.	40.00	0.137	Vacant	3	
0135-081-14	Vacant Commercial Downtown/TOD	CR-2	Commercial	47 | 130 sr.	40.00	0.161	Vacant	3	
0134-023-50	Vacant Commercial Downtown/TOD	CR-2	Commercial	47 | 130 sr.	40.00	0.711	Vacant	14	Site 11
0140-282-74	Vacant Commercial Downtown/TOD	CR-2	Commercial	47 | 130 sr.	40.00	0.185	Vacant	4	Site 1
0140-282-43	Vacant Commercial Downtown/TOD	CR-2	Commercial	47 | 130 sr.	40.00	0.166	Vacant	3	
0140-282-81	Vacant Commercial Downtown/TOD	CR-2	Commercial	47 | 130 sr.	40.00	0.171	Vacant	3	
0140-282-75	Vacant Commercial Downtown/TOD	CR-2	Commercial	47 | 130 sr.	40.00	0.066	Vacant	1	
0140-282-71	Vacant Commercial Downtown/TOD	CR-2	Commercial	47 | 130 sr.	40.00	0.170	Vacant	3	
0140-282-02	Vacant Commercial Downtown/TOD	CR-2	Commercial	47 | 130 sr.	40.00	0.176	Vacant	4	
0140-282-05	Vacant Commercial Downtown/TOD	CR-2	Commercial	47 | 130 sr.	40.00	0.343	Vacant	7	
0140-282-73	Vacant Commercial Downtown/TOD	CR-2	Commercial	47 | 130 sr.	40.00	0.201	Vacant	4	
0135-091-10	Vacant Commercial Downtown/TOD	CR-2	Commercial	47 | 130 sr.	40.00	0.149	Vacant	3	Site 2
0135-091-11	Vacant Commercial Downtown/TOD	CR-2	Commercial	47 | 130 sr.	40.00	0.126	Vacant	3	
0135-091-08	Vacant Commercial Downtown/TOD	CR-2	Commercial	47 | 130 sr.	40.00	0.141	Vacant	3	
0135-091-07	Vacant Commercial Downtown/TOD	CR-2	Commercial	47 | 130 sr.	40.00	0.131	Vacant	3	
0135-091-09	Vacant Commercial Downtown/TOD	CR-2	Commercial	47 | 130 sr.	40.00	0.125	Vacant	3	

Table H-A1
Residential Sites Inventory

APN	Site Type	Zoning	GeneralPlan	Max Density (du/ac Residential/Senior)	Expected Density	Acres	Current Use	Realistic Capacity	Lot Consolidation and Site Identification
0134-301-20	Underutilized Commercial	CR-2	Commercial	47 | 130 sr.	40.00	0.066	underutilized commercial center	1	
0134-301-20	Underutilized Commercial	CR-2	Commercial	47 | 130 sr.	40.00	0.105	underutilized commercial center	2	
0134-231-29	Underutilized Commercial	CR-2	Commercial	47 | 130 sr.	40.00	0.161	underutilized commercial center	3	
0134-231-28	Underutilized Commercial	CR-2	Commercial	47 | 130 sr.	40.00	0.176	underutilized commercial center	4	
0134-301-22	Underutilized Commercial	CR-2	Commercial	47 | 130 sr.	40.00	0.193	underutilized commercial center	4	
0134-301-20	Underutilized Commercial	CR-2	Commercial	47 | 130 sr.	40.00	0.197	underutilized commercial center	4	
0134-211-38	Underutilized Commercial	CR-2	Commercial	47 | 130 sr.	40.00	0.198	underutilized commercial center	4	
0134-301-22	Underutilized Commercial	CR-2	Commercial	47 | 130 sr.	40.00	0.229	underutilized commercial center	5	
0134-211-36	Underutilized Commercial	CR-2	Commercial	47 | 130 sr.	40.00	0.259	underutilized commercial center	5	
0134-211-36	Underutilized Commercial	CR-2	Commercial	47 | 130 sr.	40.00	0.311	underutilized commercial center	6	
0134-221-45	Underutilized Commercial	CR-2	Commercial	47 | 130 sr.	40.00	0.328	underutilized commercial center	7	
0134-231-23	Underutilized Commercial	CR-2	Commercial	47 | 130 sr.	40.00	0.340	underutilized commercial center	7	
0134-221-43	Underutilized Commercial	CR-2	Commercial	47 | 130 sr.	40.00	0.346	underutilized commercial center	7	
0134-231-27	Underutilized Commercial	CR-2	Commercial	47 | 130 sr.	40.00	0.395	underutilized commercial center	8	
0134-211-34	Underutilized Commercial	CR-2	Commercial	47 | 130 sr.	40.00	0.419	underutilized commercial center	8	
0134-211-36	Underutilized Commercial	CR-2	Commercial	47 | 130 sr.	40.00	0.565	underutilized commercial center	11	
0134-181-28	Underutilized Commercial	CR-2	Commercial	47 | 130 sr.	40.00	0.577	underutilized commercial center	12	
0134-201-25	Underutilized Commercial	CR-2	Commercial	47 | 130 sr.	40.00	0.655	underutilized commercial center	13	**Lot consolidation - currently Carousel Mall, a contiguous 44 acre site**
0134-301-20	Underutilized Commercial	CR-2	Commercial	47 | 130 sr.	40.00	0.662	underutilized commercial center	13	
0134-291-11	Underutilized Commercial	CR-2	Commercial	47 | 130 sr.	40.00	0.680	underutilized commercial center	14	
0134-211-36	Underutilized Commercial	CR-2	Commercial	47 | 130 sr.	40.00	0.684	underutilized commercial center	14	
0134-211-38	Underutilized Commercial	CR-2	Commercial	47 | 130 sr.	40.00	0.722	underutilized commercial center	14	
0134-301-20	Underutilized Commercial	CR-2	Commercial	47 | 130 sr.	40.00	0.742	underutilized commercial center	15	
0134-231-29	Underutilized Commercial	CR-2	Commercial	47 | 130 sr.	40.00	0.845	underutilized commercial center	17	
0134-211-38	Underutilized Commercial	CR-2	Commercial	47 | 130 sr.	40.00	0.874	underutilized commercial center	17	
0134-291-11	Underutilized Commercial	CR-2	Commercial	47 | 130 sr.	40.00	1.061	underutilized commercial center	21	
0134-231-31	Underutilized Commercial	CR-2	Commercial	47 | 130 sr.	40.00	1.075	underutilized commercial center	22	
0134-301-29	Underutilized Commercial	CR-2	Commercial	47 | 130 sr.	40.00	1.504	underutilized commercial center	30	
0134-231-31	Underutilized Commercial	CR-2	Commercial	47 | 130 sr.	40.00	1.515	underutilized commercial center	30	
0134-231-31	Underutilized Commercial	CR-2	Commercial	47 | 130 sr.	40.00	1.646	underutilized commercial center	33	
0134-231-31	Underutilized Commercial	CR-2	Commercial	47 | 130 sr.	40.00	2.246	underutilized commercial center	45	
0134-231-31	Underutilized Commercial	CR-2	Commercial	47 | 130 sr.	40.00	2.643	underutilized commercial center	53	
0134-231-31	Underutilized Commercial	CR-2	Commercial	47 | 130 sr.	40.00	3.273	underutilized commercial center	65	
0134-231-31	Underutilized Commercial	CR-2	Commercial	47 | 130 sr.	40.00	3.497	underutilized commercial center	70	
0134-231-31	Underutilized Commercial	CR-2	Commercial	47 | 130 sr.	40.00	3.624	underutilized commercial center	72	
0134-231-31	Underutilized Commercial	CR-2	Commercial	47 | 130 sr.	40.00	3.631	underutilized commercial center	73	
0134-231-31	Underutilized Commercial	CR-2	Commercial	47 | 130 sr.	40.00	3.645	underutilized commercial center	73	
0134-231-31	Underutilized Commercial	CR-2	Commercial	47 | 130 sr.	40.00	4.141	underutilized commercial center	83	